



## Ambleside

£355,000

Fellcroft, North Road, Ambleside, Cumbria,  
LA22 9DT

This characterful Lakeland end terraced cottage is perfectly placed, and over recent years has been significantly refurbished whilst yet still retaining traditional elements. The accommodation is spread over three storeys and comprises an entrance porch, welcoming breakfast kitchen, cosy sitting room, and luxury bedroom with footed rolltop bath as well as a separate shower room - this cottage is truly special and full of love.

### Quick Overview

- Stone built end of terrace cottage
- Accommodation over three floors
- Luxury one bedroom with bath and separate shower room
- Authentic character and charm
- Convenient location close to Ambleside amenities
- Fell views from the upper floors
- Gas central heating
- Successful holiday let with Lakeland Retreats
- No chain
- Superfast Broadband 80Mbps\*



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D



Superfast  
Broadband



Permit Parking  
Available Close By

Property Reference: AM4061



Kitchen



Dining Area



Kitchen



Sitting Room

**Location** Located in the old part of Ambleside, enjoying a winning combination of welcoming stylish accommodation and close proximity to central Ambleside which offers an exceptional array of highly regarded restaurants, cafes, shops and traditional Lakeland inns, not to mention a surprising selection of cinema screens. You can hike any of the surrounding fells, amble down to the lake shore or wander alongside pretty waterfalls.

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Stairs lead to the first floor where the landing has an external door which opens onto the stone steps just off North Road.

The dual aspect sitting room is light and welcoming with exposed timber lintel framing the picture window and fell views beyond. Simply perfect for relaxing whether in front of the cosy Charnwood wood burning stove set within an exposed stone fireplace, or perhaps from the window seat whilst looking out watching the world go by. The shower room is also on this middle floor, with a three piece suite comprising a powerful rainfall shower, wash hand basin set above a vanity style unit, and WC. Additionally there is a heated ladder style towel rail/ radiator.

Stairs lead to the rather special double bedroom which features a window seat from which to enjoy the stunning views, exposed timber beam, and footed roll top bath. A built-in cupboard provides clothes hanging space and excellent further storage.

You can step from the door and literally within seconds be in the heart of the village, Fellcroft is truly lovely, superbly combining convenience with style it is highly recommended for viewing.

## Accommodation (with approximate dimensions)

**Entrance Porch** Housing the Glow Worm gas combi boiler.

**Breakfast Kitchen** 14' 2" x 11' 6" (4.34m x 3.53m max)

**First Floor**

**Landing**

**Sitting Room** 16' 0" x 9' 6" (4.88m x 2.92m max)

**Shower Room** Wired for underfloor heating, not currently connected.

**Second floor**

**Luxury Double Bedroom** 15' 1" x 12' 7" (4.60m max x 3.84m max)

## Property Information

**Directions** On foot from the Ambleside offices of Hackney & Leigh, Fellcroft is quite literally just a couple of minutes walk away. Cross Rydal Road onto Bridge Street passing under the archway and then bear left up North Road. Fellcroft is found on the left, opposite the renowned Freddie Garside family butchers.

**What3words** ///suggested.cosmic.infringe

**Services** The property is connected to mains gas, electricity, water and drainage. Double glazing and gas central heating which can be controlled remotely through the Hive app. Hard wired smoke detectors.

**Business Rates** The property has a rateable value of £1,700 with £848.30 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available and is enjoyed by the current owners.

**Tenure** Freehold.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

**Guest Reviews** Already a successful holiday let with Lakeland Retreats, take a look at the glowing reviews from the Visitor Guest Book....

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Sitting Room



Bedroom



Bathing Area

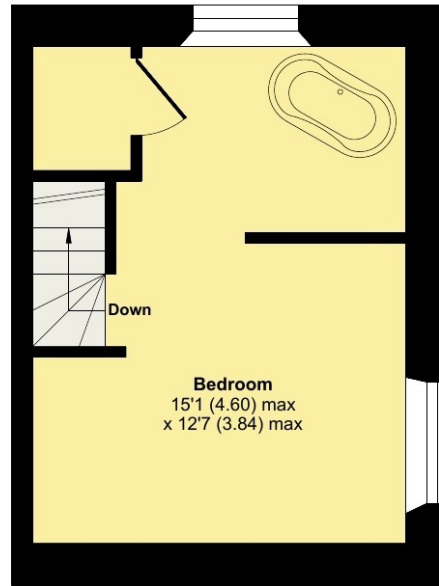


Bathing Area in Bedroom

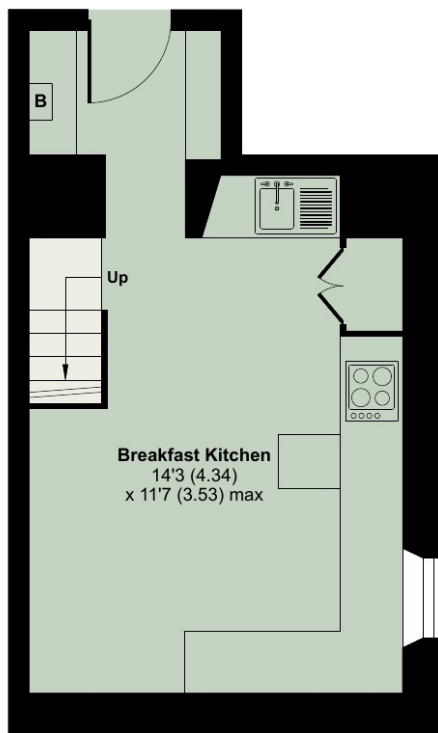
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Approximate Area = 631 sq ft / 58.6 sq m

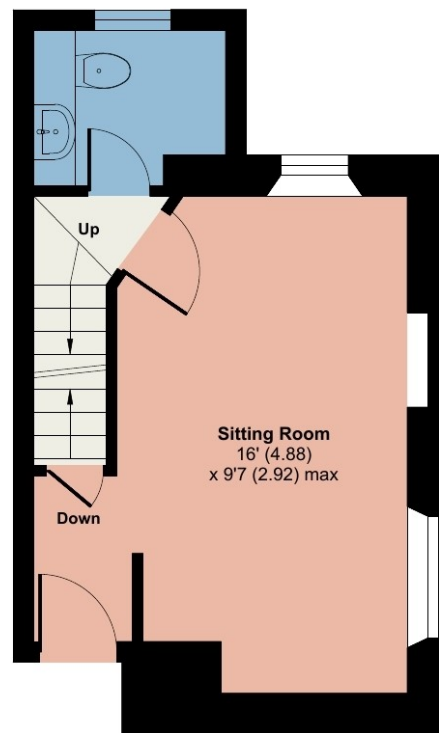
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FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



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Sitting Room



Bedroom



Bathing Area

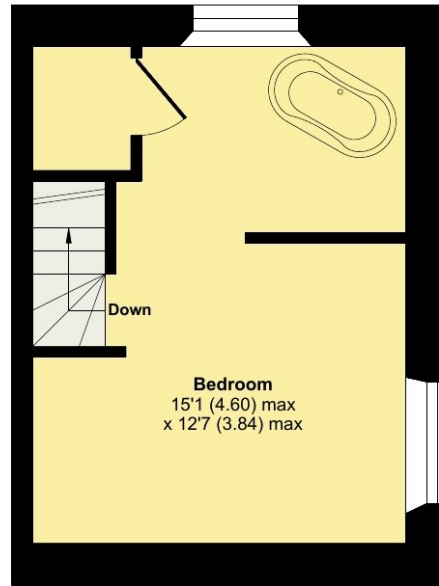


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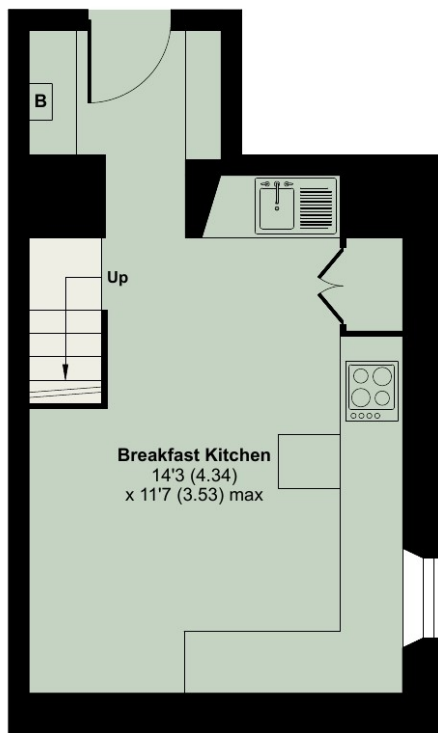
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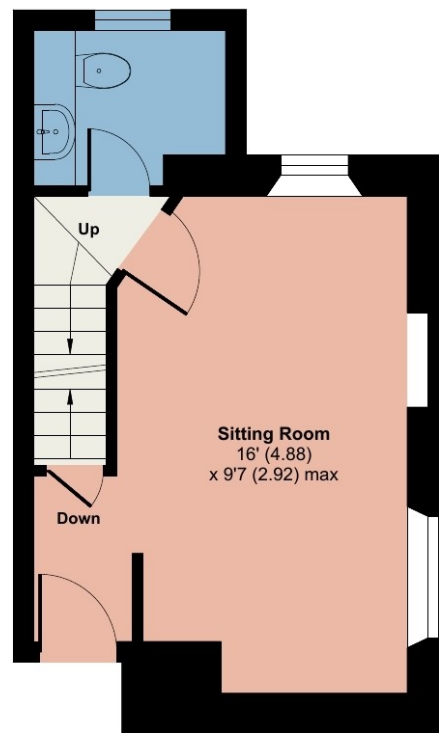
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Sitting Room



Bedroom



Bathing Area

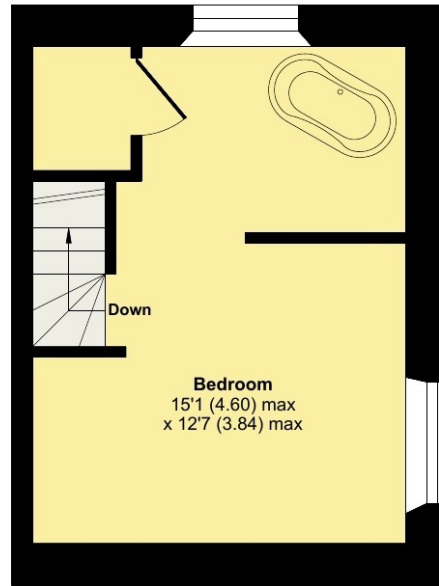


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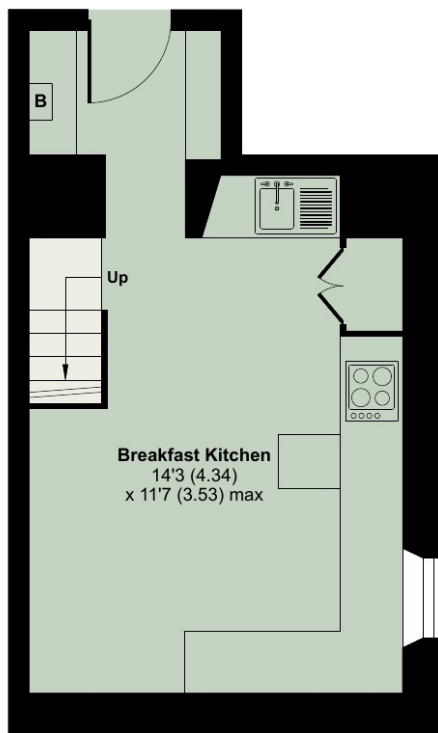
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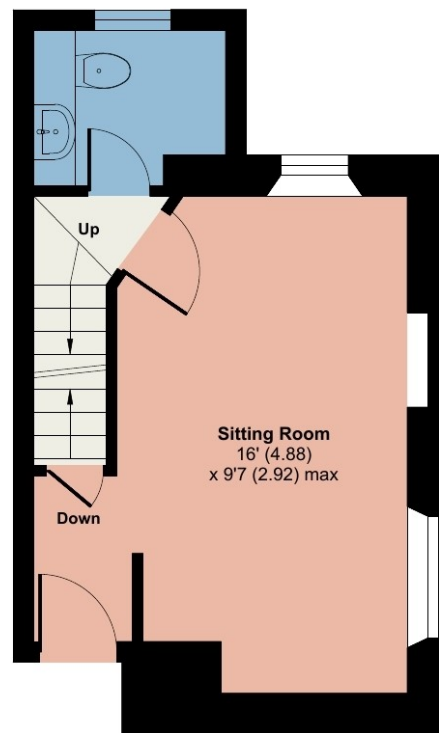
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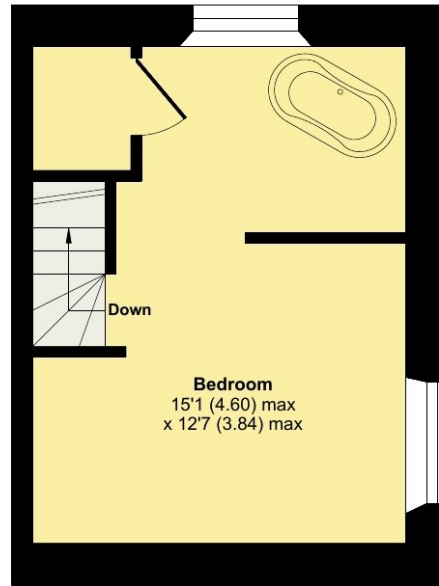


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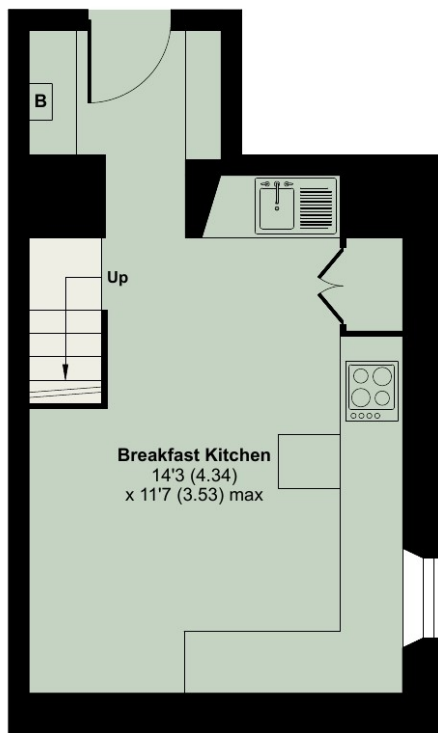
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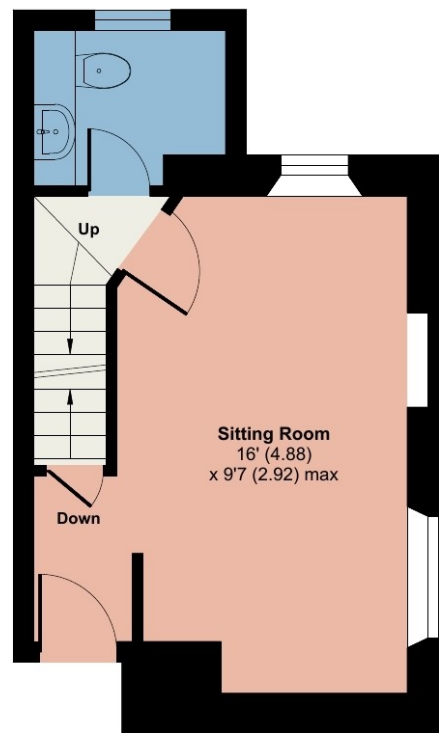
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