



HACKNEY
& LEIGH

Ambleside

£800,000

Norwood House (Residential), Church Street, Ambleside, Cumbria, LA22 0BT

Sitting proud close to the heart of the village Norwood House would suit a large family seeking a slice of magic that the Lake District has to offer. With breath taking views and scenery which must be seen to be believed.

This house is a real gem! Viewing is vital to fully appreciate all it has to offer.

Quick Overview

Stunning Lakeland slate home
10 Bedrooms & versatile space
2 Reception rooms
Breathtaking scenery
Private patio to the rear
Re Roofed in 2021
Views of Wansfell
Close to local amenities
Easy access to the national park
Superfast broadband 80Mbps*

10

9

2

C

Superfast
Broadband

Property Reference: AM4072



Sitting Room



Dining Room



Kitchen



Kitchen

Description Stop the search!!! This stunning Lakeland family home awaits you! Boasting a prominent position in the idyllic village of Ambleside. This property has charm in abundance offering a fantastic space for entertaining whilst being a comfortable family home. Norwood House would suit a large family seeking a slice of the magic the Lake District has to offer.

Location You will discover Ambleside sitting on the Northern tip of Lake Windermere perfectly placed to access the National Park, offering the opportunity to roam the high fells of this captivating landscape or simply stroll down the road to enjoy drinks and delicious food in one of the highly regarded restaurants. You could also relax and take in a film at one of the many local independent cinema screens. Ambleside has so much to offer, its just waiting for you to discover it.. so why not call Hackney & Leigh and and come see for yourself.

Property Overview Welcome to this magnificent Lakeland slate home, a grand residence perfect for large families looking for a home nestled close to the heart of Ambleside. This stunning property boasts ten spacious bedrooms and nine modern bathrooms spread across three floors.

Norwood house greets you with timeless elegance, space & charm. The welcoming entrance hall leads you to multiple reception rooms, ideal for entertaining guests or enjoying family time. The expansive kitchen is equipped with high-end appliances and ample storage, making it perfect for preparation of family meals and feasts for those large gatherings.

The utility room houses a Worcester combi boiler to keep the house snug.

There is plumbing for a washing machine along with plumbing for a tumble dryer. Also having a rear external door and stairs leading to the lower ground floor.

The first and second floors house the ten generously sized sumptuous bedrooms, offering comfort and style. Many of the bedrooms come with en-suite bathrooms, convenience for all family & guests a like. The luxurious bathrooms are fitted with modern fixtures and finishes.

A stunning feature of Norwood House are the views of Wansfell which immerse you in to the wonder of the Lake District. The grand windows throughout the family home ensure that these views can be enjoyed from multiple vantage points, flooding the house with natural light and a sense of serenity.

Welcoming you to the front of the house is a flag stone patio area, delicately edged with shrubs. To the rear you will find a secluded patio offering space to relax & unwind with the convenience of two out buildings one housing a WC.

Situated near to the centre of the desirable village of Ambleside close to local amenities providing the charm of village life with its quaint shops, cafes and restaurants.

This grand home is a must see, offering space and views in one of the most sought-after locations in the Lake District. Take the opportunity to view, this exceptional property could be your family home.



Bedroom 8



Bedroom 7



Ensuite for Bedroom 8



Ensuite for Bedroom 4



Rear Private Patio



Bedroom 6

Accommodation (with approximate dimensions)

Ground Floor

Entrance Porch

Entrance Hall

Dining Room 20' 3" x 15' 10" (6.19m x 4.83m)

Sitting Room 48' 10" x 47' 6" (14.9m x 14.5m max)

Office Area

Kitchen 8' 9" x 7' 6" (2.69m x 2.30m)

Utility/ Laundry Room 9' 1" x 8' 6" (2.79m x 2.60m)

Lower Ground Floor

Hallway

Bedroom 1 13' 1" x 11' 5" (4.00m x 3.50m max)

Store Room

Bedroom 2 14' 7" x 8' 2" (4.46m x 2.50m)

Store

Bathroom

First Floor

Bedroom 1 10' 5" x 7' 10" (3.19m x 2.39m max)

WC

Bedroom 2 15' 4" x 11' 1" (4.69m x 3.40m max)

En Suite Shower Room

Bedroom 3 16' 4" x 13' 9" (5.00m x 4.20m max)

En Suite Shower Room

Shower Room

Bedroom 4 16' 2" x 8' 2" (4.93m x 2.50m)

En Suite Shower Room

Second Floor

Bedroom 5 10' 9" x 8' 1" (3.30m x 2.48m max)

WC

Bedroom 6 12' 0" x 10' 9" (3.68m x 3.30m max)

En Suite Shower Room

Bedroom 7 12' 4" x 10' 9" (3.76m x 3.30m)

En Suite Shower Room

Bedroom 8 12' 5" x 10' 9" (3.80m x 3.30m max)

En Suite Bathroom

Airing Cupboard

Outside

Shed 8' 10" x 4' 3" (2.70m x 1.30m)



Bedroom 4



Bedroom 3



View From Bedroom 8



Lower Ground Floor Bedroom 1



Norwood House

Shed

Note Some of the accommodation has a slightly restricted head height.

Property Information

Directions Situated close to the very heart of the Ambleside Norwood House is close to amenities, shops and short distance to the picturesque local park & putting green. Church Street is approached off Lake Road by turning right at The Royal Oak. The property is situated on the right at the bottom of the road close to the centre of this Lakeland village.

What3Words ///escapades.august.portfolio

Services The property is connected to mains electricity, gas, water and drainage. Gas central heating to radiators and double glazing.

Tenure Freehold

Council Tax/ Business Rates Owners accommodation - Band A - South Lakeland District Council. Business Rates - The remainder of the property has a rateable value of £9,000 with the amount payable for 2023/24 being £4,491. Small business rate relief may be available and is enjoyed by the current owners.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office. Telephone 015394 32800

Energy Performance Certificate The full Energy Performance Certificate is available to view on our website and also at any of our offices.

Request a Viewing Online or Call 015394 32800

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.

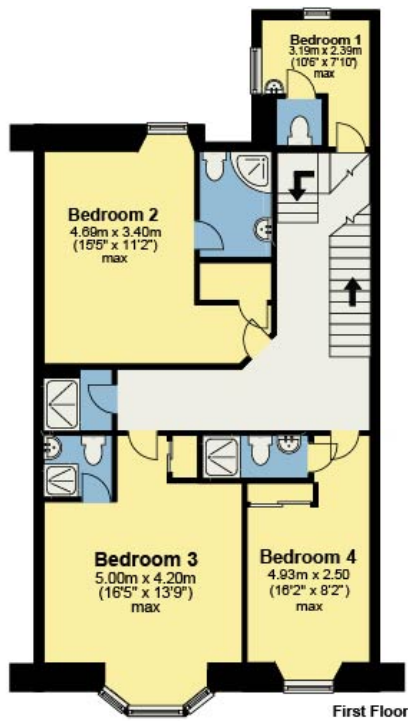


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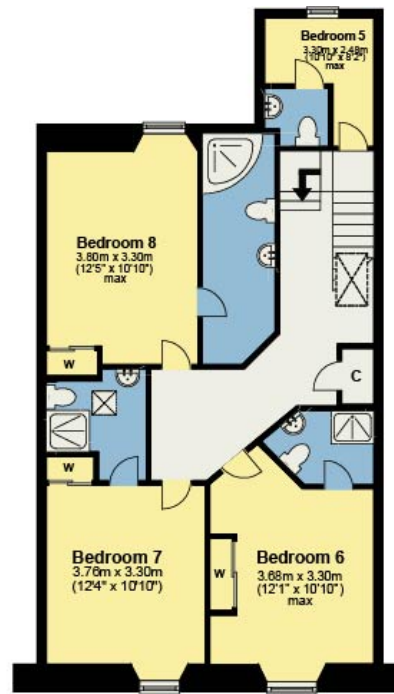


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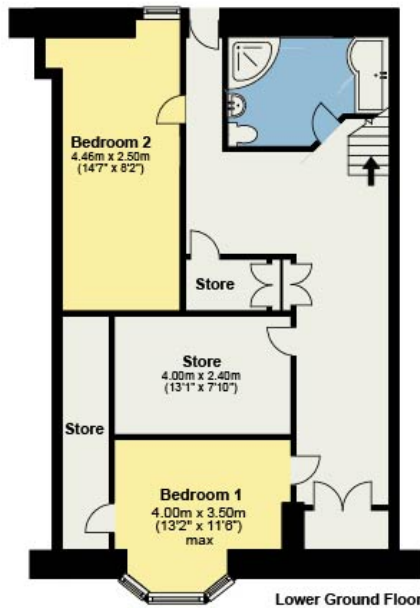
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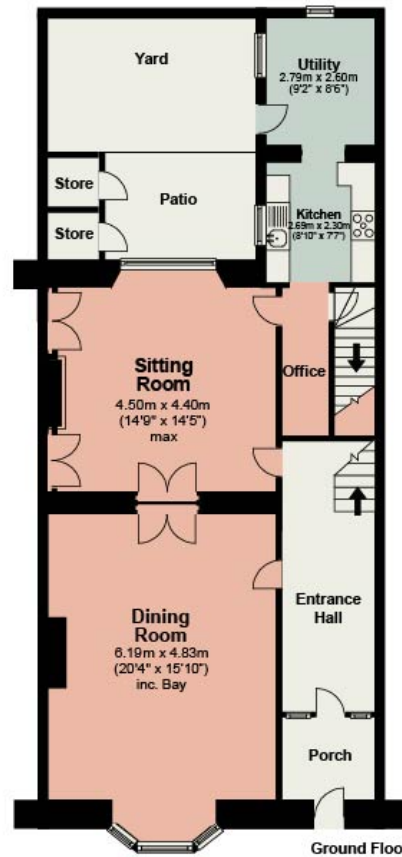
First Floor



Second Floor



Lower Ground Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

Note July 2024 - Planning Permission granted for change of use from guest house to one self catering holiday let unit or one dwelling.

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Request a Viewing Online or Call 015394 32800