



Ambleside

£410,000

Woolly End Cottage, 15 Compston Street, Ambleside, Cumbria, LA22 9DP

Welcoming and stylish, this attractive stone built end of terrace cottage is superbly placed in a quiet setting yet close to all that Ambleside has to offer.

The accommodation includes a cosy sitting room, separate dining room, stylish kitchen and three double bedrooms, this is the perfect holiday let, weekend retreat or family home.

Quick Overview

3 Bedroom charming end terrace cottage

2 Reception rooms and a bathroom

Accommodation spread over three floors

Superb quiet setting

Patio area to the front

No chain

Close to Ambleside amenities

Existing holiday let

Roadside permit parking

Superfast Broadband 80mbps* - Openreach Network



3



1



2



D



Superfast
Broadband



Roadside Permit
Parking

Property Reference: AM4067



Sitting Room



Sitting Room



Dining Room



Kitchen

Description This attractive end terraced cottage enjoys a winning combination of bright and welcoming accommodation in a quiet residential setting with proximity and accessibility not only to central Ambleside but the wonderful array of fell walks which surround it.

Conveniently placed just a moments stroll from the centre of the village, this delightful 3 bedroomed, 2 reception, 1 bathroomed 3 storey end of terrace stone built cottage is currently a successful holiday let but would equally be suited as an ideal weekend retreat or family home.

Location Located close to the centre of 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.

Property Overview Quietly tucked away from all the tourist traffic, this lovely home has lots of character. The entrance porch leads you into the welcoming cosy sitting room with Morso wood burning stove, with ample space to sit and relax with family and friends. The dual aspect dining room is wonderfully light offering plenty of opportunity for relaxation and dining, whilst stairs lead to the lower floor basement room which is currently employed as an excellent additional storage space.

The kitchen has tiled walls and is fitted with stylish wall and base units with complementary work surfaces incorporating a stainless steel sink and a half with drainer. Integrated Bosch appliances include a gas 4 ring hob set above an electric oven, a slimline dishwasher and there is plumbing provision for an automatic washing machine. An external door leads to the rear patio.

On the first floor are two double bedrooms, one currently utilised as a twin, whilst on the second floor is a further double room enjoying wonderful views of Wansfell. The bathroom includes a three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a WC. Additionally there is a heated ladder style towel rail/ radiator and a linen cupboard.

To the front is a gravel patio seating area, ideal for that morning coffee, or perhaps a glass of something cool at the end of the day whilst reflecting on that day's fell adventure, and to the rear is a useful outdoor store.

Your dream Lakeland Home? Come and see for yourself.

Accommodation (with approximate dimensions)

Entrance Porch

Sitting Room 10' 11" x 10' 5" (3.33m x 3.18m)

Dining Room 11' 8" x 9' 7" (3.56m max x 2.92m) With cupboard housing the Worcester gas central heating boiler.

Lower Ground Floor Basement Room 13' 11" x 10' 5" (4.24m x 3.18m)

Kitchen 10' 0" x 7' 1" (3.05m max x 2.16m max)

First Floor

Landing

Bedroom 2 11' 0" x 10' 5" (3.35m x 3.18m)

Bedroom 3 10' 11" x 9' 3" (3.33m x 2.82m)

Second Floor

Bedroom 1 11' 1" x 10' 5" (3.38m x 3.18m) With loft access hatch.

Bathroom

Outside

Store 7' 2" x 5' 0" (2.18m x 1.52m)

Property Information

Directions From Compston Road on the one way system into Ambleside from the south, take the first right hand turn into The Slack which is opposite Zeffirellis Cinema and take the first right again into Compston Street and Woolly End Cottage can be found at the end on your right. Alternatively on leaving the village heading south, turn right into Church Street and take the second turning on the right adjoining the newsagents into Compston Street.

Note: There is a free car parking permit scheme in operation for Compston Street residents.

What3Words ///drilling.number.retailng

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

Tenure Freehold.

Business Rates We understand the property to have a rateable value of £2,850 with the amount payable to Westmorland and Furness District Council for 2024/25 being £1,422.15. Small Business Rate Relief may be available.

Guest Reviews Take a look at the glowing reviews from the Visitor Guest Book at this property...

"We have been coming to Ambleside for 20+ years and this is the best by far. So cosy, well equipped and well decorated."

"Cosy and well maintained here at Woolly End, would 100% come back here to stay. Lots to do and lots to see!"

"Had a lovely week in Woolly End! Can't fault the cottage - very cosy and perfect location. Looking forward to coming back in the future..."

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

Woolly End Cottage, Compston Street, Ambleside, LA22

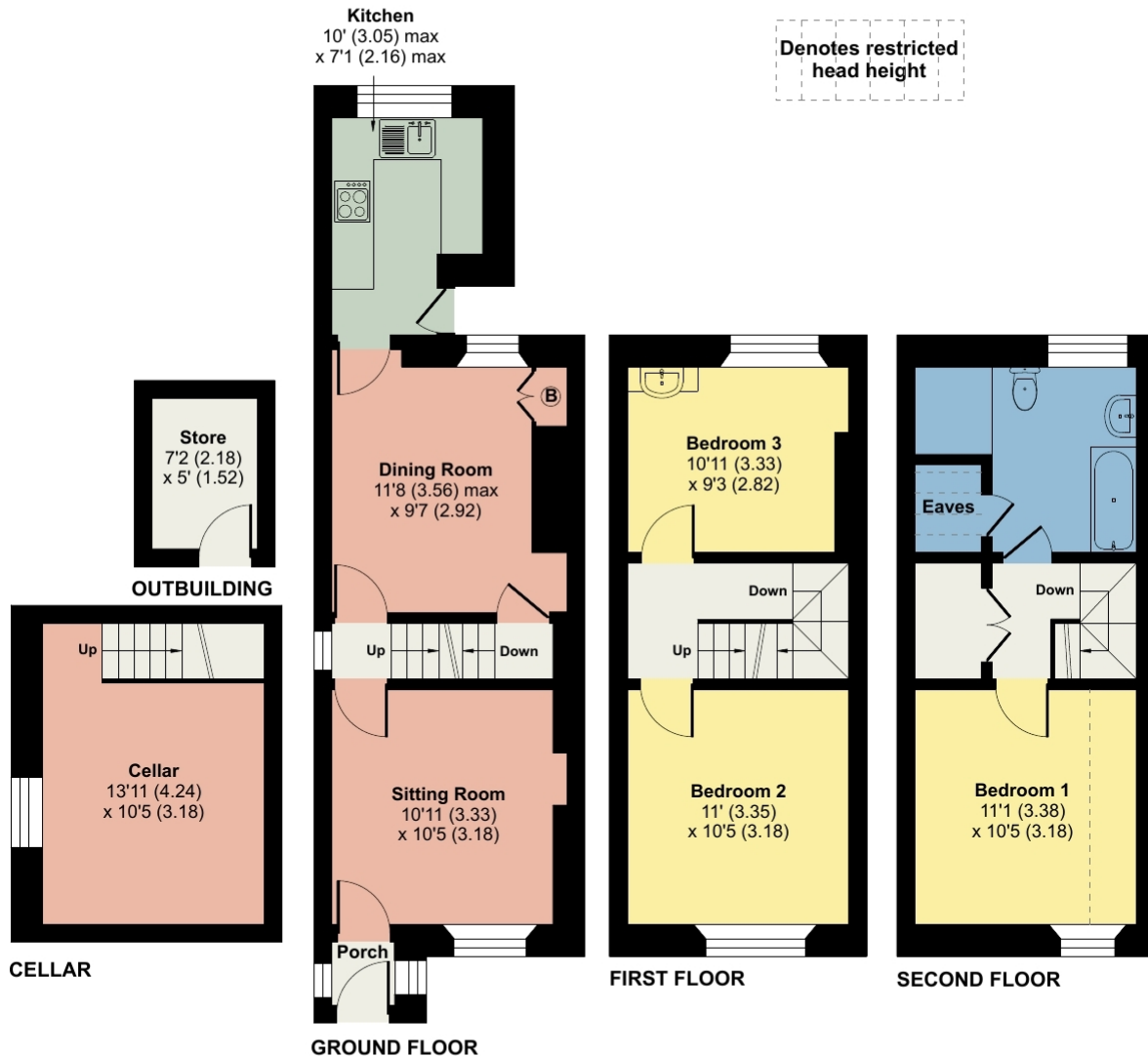
Approximate Area = 1038 sq ft / 96.4 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 1115 sq ft / 103.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1158268

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

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