



# Ambleside

£835,000

Herdwyck Cottage, 4 Broadmire Head, Ambleside, Cumbria, LA22 9ER

Pretty as a picture from the outside and bright and full of authentic character inside, Herdwyck Cottage welcomes you in. Enjoying fabulous far reaching fell views.

This perfectly balanced detached 3/4 bedroomed, 2 reception roomed accommodation also has an easily maintained garden and private driveway parking. The centre of Ambleside where an excellent variety of traditional Lakeland inns, cinemas, shops and highly regarded restaurants await, is just a short stroll away, making this the perfect family home, weekend retreat or holiday let - what more could you ask for?

## Quick Overview

- Lovely detached 18th Century Lakeland Cottage
- 3/4 bedrooms, 2 reception rooms and 3 bathrooms
- Idyllic location
- Private enclosed garden with patio and balcony
- Fabulous panoramic fell views
- A short stroll to Ambleside amenities
- No chain
- Ideal permanent home or weekend retreat
- Private driveway parking for 3 cars
- Ultrafast 1000Mbps Broadband Available\*
- Openreach and Fibrus networks



3/4



3



2



D



Ultrafast  
Broadband  
Available



Private Driveway  
Parking for 3 Cars

Property Reference: AM4082





Sitting Room



Kitchen



Dining Area



Study/ Snug

**Description** Thought to date from the 18th century this Lakeland cottage really is simply wonderful. Pretty as a picture from the outside, and bright and full of authentic character inside, Herdwyck Cottage welcomes you in. The perfectly balanced 3/4 bedroomed, 2 reception, 3 bathroomed accommodation is supplemented by driveway parking for 3 vehicles.

With central Ambleside just a short stroll away, boasting panoramic fell views and a pretty private well stocked garden, it really is quite gorgeous. As you might have guessed, we cannot recommend viewing this unique home highly enough.

**Location** Ambleside itself is a bustling market town, the very hub of The Lake District National Park, a Unesco World Heritage Site, which attracts many tourists every year. The region boasts a steady and virtually all year round tourist industry, which no doubt contributes to making this popular little market town the thriving hub which it is today. Herdwyck Cottage is set amongst some of the most dramatic scenery in the English Lake District. Close the door and stroll to the village centre and the array of cafes, shop, restaurants and bars Ambleside has on offer.

**Property Overview** This charming stone built featureful cottage enjoys a delightfully quiet location.

Once through the semi open covered porch you find yourself in the light and airy dual aspect dining kitchen, where there is ample space to both cook and dine and with the added benefit of underfloor heating. Having country style wall and base units with complementary work surfaces incorporating an integrated sink and a half drainer unit, Belling farmhouse range electric cooker with induction plates, with extractor over, undercounter Bosch fridge and plumbing provision for an automatic washing machine. There are two floor to ceiling deep cupboards providing excellent extra storage.

The cosy welcoming sitting room is dual aspect with garden views, and is surely the heart of this home - simply perfect for gathering and relaxing with friends and family, having a double door wood burning stove set upon a slate hearth with timber surround and mantel. The inner hallway (with a further external door) leads to the games room/snug with its characterful beamed ceiling and large storage cupboard. This could also be beneficially utilised as a fourth bedroom if desired, with the advantage of the proximity of the shower room on this floor. The provision of a ground floor bedroom is increasingly popular, offering flexibility of single level living perhaps for an elderly relative, or teenager.

Upstairs, with views even from the landing, are three double bedrooms. The main bedroom suite has a dual aspect sleeping area with beautiful fell views and a wash basin tucked away in the corner whilst a couple of steps down lead





Sitting Room



Views





Bedroom 1



Balcony



Bedroom 2



Bedroom 3

to the ensuite with corner bath, shower and WC. Just beyond is a dressing area with external door to a sheltered balcony area, making the most of the surrounding stunning views. The other double room on this floor is dual aspect, and currently utilised as a twin it enjoys both garden and fell views. The third bedroom is a single and benefits from an integrated wardrobe. The house bathroom has tiled walls and a three piece suite comprising a panel bath, wash basin set within a vanity style unit and WC.

Outside there is parking on the private gravel driveway, an electric car charging point, and a sweet easily maintained garden with fell views along with a peaceful patio area. Herdwyck Cottage is a perfect haven away from the stresses of modern life - come and see for yourself.

### Accommodation (with approximate dimensions)

#### Dining Area

13' 11" x 10' 3" (4.24m x 3.12m)

#### Kitchen

14' 0" x 10.4' 0" (4.27m x 3.05m max)

#### Sitting Room

14' 8" x 13' 7" (4.47m x 4.14m)

#### Downstairs Shower Room

#### Study/ Snug

15' 1" x 11' 3" (4.60m max x 3.43m max)

#### Bedroom 1

14' 2" x 10' 10" (4.32m x 3.3m)

#### En Suite Bathroom

#### Dressing Room

9' 8" x 9' 1" (2.95m x 2.77m) With external door to balcony.

#### Bedroom 2

13' 10" x 9' 10" (4.22m x 3.00m min)

#### Bedroom 3

9' 7" x 7' 2" (2.92m x 2.21m)

#### House Bathroom





Ordnance Survey Map Ref - 01184898



Garden





Patio Seating Area



Bathroom



Dressing Room

### Property Information

**Directions** From Ambleside, proceed out of the village heading towards Grasmere, at the mini roundabout turn right at the foot of the Kirkstone Road and continue up 'The Struggle'. Continue up the road and as the road begins to steepen just before you reach more open countryside and you will see the turning for Edinboro on your right. Passing this, take the next right turn driving in front of Broadmire Head Cottages, with number 4 being located through the gate.

**What3Words** ///surging.afflicted.remotes

**Services** The property is connected to mains electric, gas, water and drainage. Gas central heating to radiators which can also be controlled remotely via Hive and underfloor heating to the kitchen and dining area. Hardwired Ethernet throughout the property connected to the router in the study. Outside there is an electric car charging point.

**Tenure** Freehold.

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

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



# Meet the Team

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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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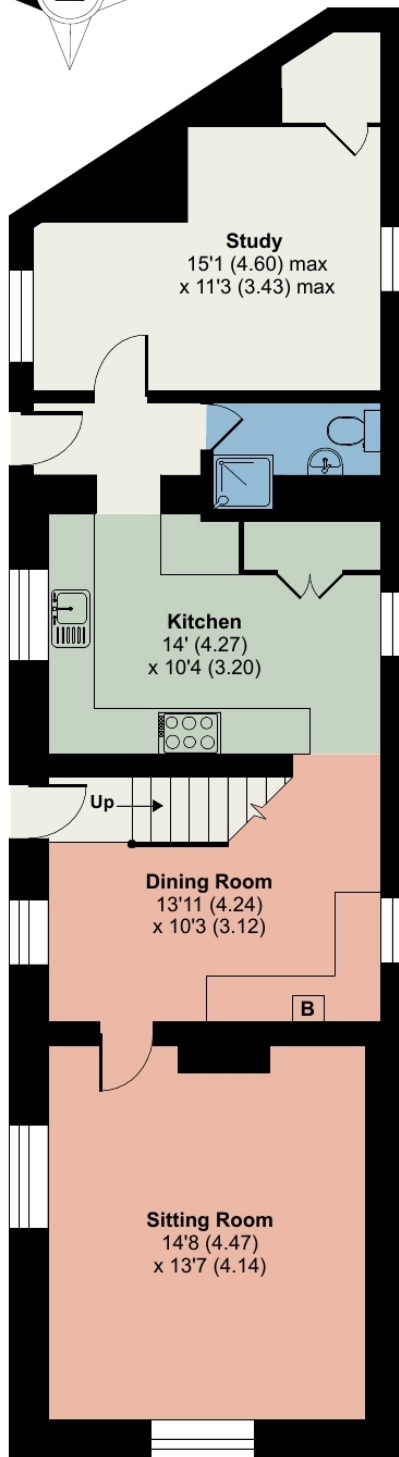
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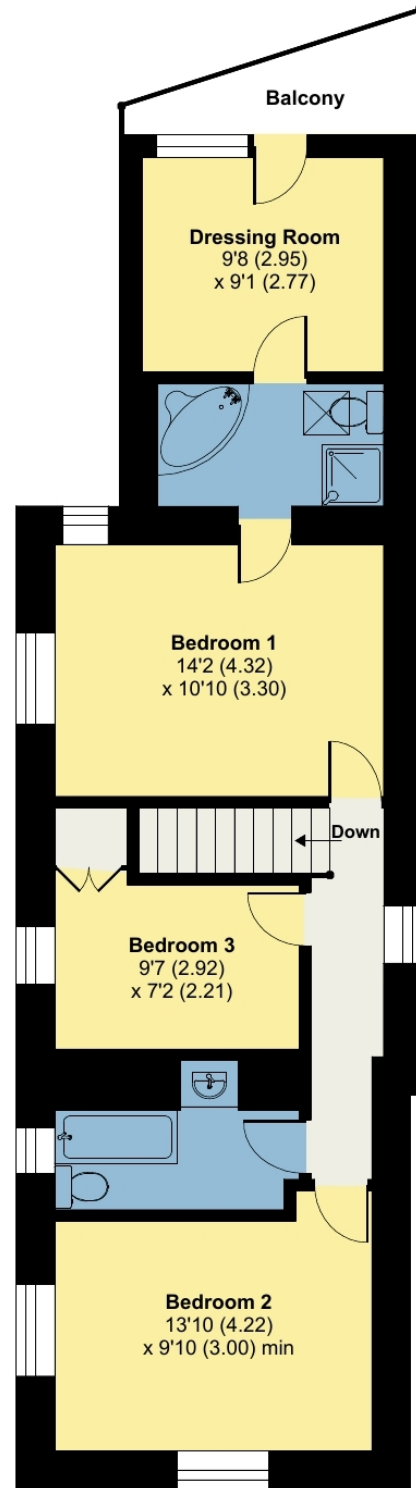
# Herdwyck Cottage, Broadmire Head, Ambleside, LA22

Approximate Area = 1551 sq ft / 144 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1184027

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