



Ambleside

£445,000

Mr Harvisons, 7 North Road, Ambleside, Cumbria, LA22 9DT

This characterful Lakeland mid terraced cottage located in the old part of Ambleside enjoys a winning combination of welcoming stylish accommodation and close proximity to central Ambleside and the wonderful array of fell walks which surround it.

Spread over three floors the accommodation boasts shuttered bay windows, exposed beams and beautiful timber floors, it includes an open plan living/dining room and kitchen, a snug, 3 bedrooms, and 3 bathrooms. Outside is a rear flagged patio. Currently a successful holiday let, this would equally be suited as an ideal weekend retreat or family home.

Quick Overview

- Mid Terraced Lakeland cottage
- Accommodation over three floors
- 3 bedrooms/ 3 bathrooms/2 reception rooms
- Authentic character and charm
- Patio garden to rear
- Close to Ambleside amenities
- Fell views from the upper floors
- Successful holiday let
- No chain
- Superfast Broadband 80Mbps*



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Superfast
Broadband

Property Reference: AM4015



Open Plan Sitting Room



Open Plan Sitting Room



Dining Area



Snug

Location On foot from the Ambleside offices of Hackney & Leigh, Mr Harvisons 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. Mr Harvisons is found on the right, almost opposite the renowned Freddie Garside family butchers.

What3Words [///clipboard.rocky.revolting](http://clipboard.rocky.revolting)

Description The characterful accommodation offers plenty of opportunity for relaxation with the dual aspect open plan living and dining area on the ground floor supplemented by a snug on the first floor above. The attractive fitted kitchen has stylish wall and base units with timber work surfaces incorporating a Belfast style sink, and slate flagged floor. Integrated appliances include a fridge, freezer, and AEG Competence five ring electric cooker and dishwasher. Flagged steps lead from the kitchen to an external door and the rear patio garden area.

The first floor landing cupboard is cleverly utilised as the laundry area, with plumbing provision for an automatic washing machine, and tumble dryer, all neatly hidden away behind double doors. Also on this floor is a double bedroom with modern ensuite shower room, the previously mentioned snug, and a stylish family bathroom including a free standing shaped bath. On the second floor is another double bedroom with modern ensuite shower room, and a further double room, currently in use as a twin and enjoying lovely views over the roof tops to the surrounding Lakeland fells. Outside is a flagged patio style garden ideal for a glass of something cool at the end of the day.

You can step from the door and literally within seconds be in the heart of the village, Ambleside 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.

Mr Harvisons is truly lovely, superbly combining convenience with style it is highly recommended for viewing.

Accommodation (with approximate dimensions)

Open Plan Living Space

Sitting Room 14' 6" x 13' 6" (4.42m max x 4.14m)

Dining Kitchen 12' 8" x 12' 7" (3.86m x 3.84m)

First Floor

Landing With built in cupboard, and stairs to second floor.

Snug 11' 8" x 9' 3" (3.56m x 2.82m max) With exposed beams, skylight and lovely timber floor. Housing the Vaillant gas boiler and with external door to flagged rear patio garden.

Bedroom 1 13' 5" x 11' 9" (4.09m x 3.58m) Spacious double, shuttered bay window, timber floor and open fire place (not in use)

En Suite Shower Room Three piece suite comprising a Bristan shower, wash basin and WC. Having a heated radiator/ towel rail.

Family Bathroom Part tiled walls and with three piece suite comprising stylish freestanding shaped bath with mixer tap and shower attachment, wash basin and WC. Heated radiator/ towel rail.

Second Floor

Landing Loft access.

Bedroom 2 13' 5" x 11' 10" (4.09m x 3.61m) Spacious double with roof top views to the fells, and having an ornate fireplace (no longer in use).

En Suite Shower Room Three piece suite comprising a Bristan shower, wash basin and WC.

Bedroom 3 12' 11" x 9' 10" (3.94m x 3m) In use as a twin, characterful timber floor.

Outside Rear flagged patio accessed from both kitchen and snug.

Property Information

Services Mains gas, electricity, water and drainage. Gas central heating to radiators and double glazing (**TBC)

Tenure Freehold.

Business Rates The property has a rateable value of £4,350 with the amount payable to Westmorland and Furness District Council for 2023/24 being £2,170.65 Small Business Rate relief may be available.

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

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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).



Bedroom 1



Bedroom 2



Bedroom 3

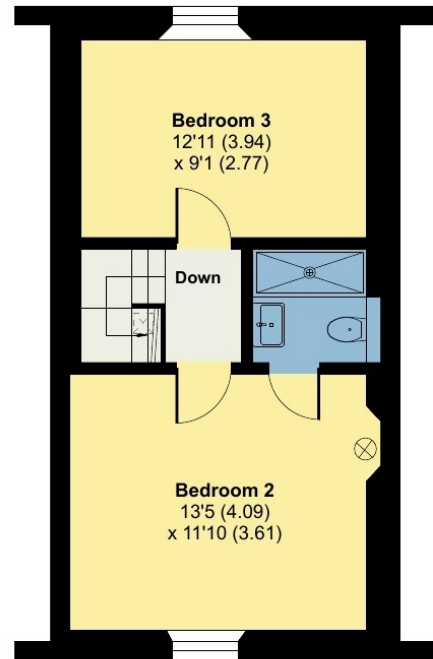


Family Bathroom

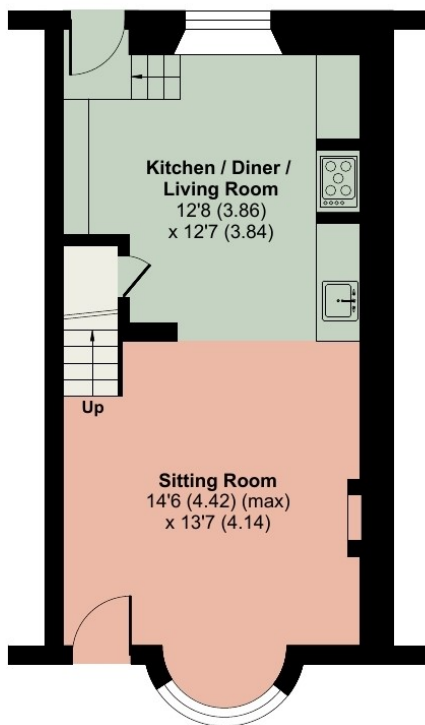
Mr Harvisons, North Road, Ambleside, LA22

Approximate Area = 1218 sq ft / 113.1 sq m

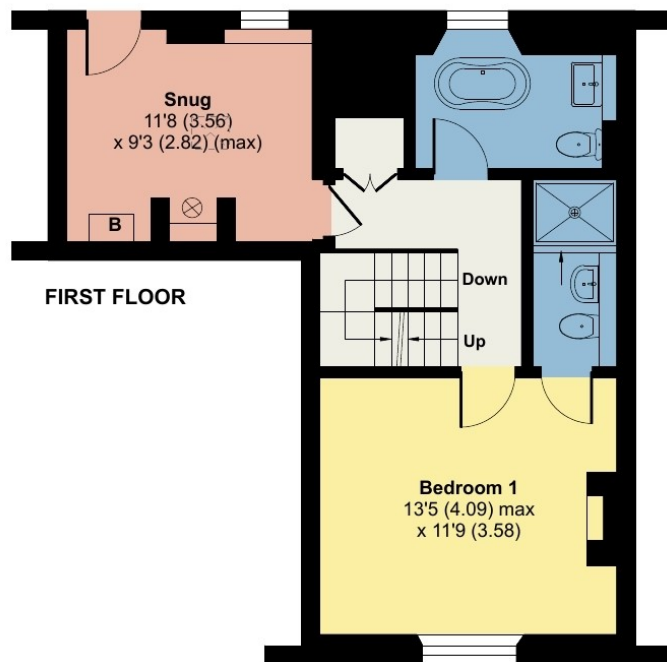
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1087569

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