



# Ambleside

£360,000

Rydal View Cottage, 1 Rydal View, Ambleside, Cumbria, LA22 9AJ

Nestled in the heart of Ambleside village this cosy two bedroom cottage offers style and comfort.

Rydal View Cottage has been a successful Holiday Let for 17 years and is currently let through Lakelovers achieving a gross income for 2023 of £23,432.

The furniture is also available by separate negotiation.

This charming traditional Lakeland slate cottage offers a modern kitchen diner, sitting room and two bedrooms, one with views to Fairfield and a family bathroom. Outside there is a secure store to keep your muddy bikes in. This cottage must be seen to be fully appreciated.

## Quick Overview

Charming two bedroom cottage

Currently a successful holiday let

Walks & bike trails direct from the cottage

Views of Fairfield

Traditional Lakeland slate end of terrace

Central village location

Conservation area

Secure outside store for bikes

Electric heating

Ultrafast broadband speed 1000 Mbps available\*Openreach Fibrus Network



2



1



1



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Ultrafast  
Broadband  
Available



Parking Permit  
Available

Property Reference: AM4083





Sitting Room



Sitting Room



Breakfast Kitchen



Breakfast Kitchen

**Description** The traditional Lakeland slate cottage offers charm in a peaceful location. It is easy to forget that a wide array of shops, cinemas, restaurants and of course traditional Lakeland inns are all virtually on the doorstep.

Whether you like a wander in to the village or to simply relax and admire the views Rydal View cottage is a gem in the heart of the Lake District National Park.

**Location** Rydal View is set in a quiet residential area located within strolling distance of the centre of Ambleside village where a variety of shops, cafes, highly regarded restaurants, traditional Lakeland Inns and even a selection of cinema screens await. The village is also a gateway to numerous walking and cycling trails, making it an ideal base for exploring the Lake District.

**Property Overview** This 2 bedroom traditional Lakeland slate cottage is 2 minutes from the centre of Ambleside village located in a quiet cul de sac without passing traffic. The property includes a breakfast kitchen, two bedrooms and family bathroom with a convenient, secure outside bike store.

Entering through the front door into the entrance hall which leads to the cosy sitting room with electric flame effect fire, there is a window to the front aspect with views towards Fairfield. Through in to a modern breakfast kitchen with base and wall units, complementary work surface, electric hob and oven. The perfect place for a hearty breakfast before heading up the fells! In here you will also find a useful storage cupboard and utility area with space and plumbing for a washer/dryer.

Heading up to the first floor you will find a family bathroom with a white 3 piece suite of wc, bath with electric power shower over, pedestal hand basin and electric wall mounted heater. There are two comfortable bedrooms, one used as a double with a large storage cupboard/wardrobe, boasting magnificent views of Fairfield. The second bedroom, a single room with a view to rear courtyard.

The rear door to the property gives access to a shared courtyard in which will be found a stone outbuilding/secure bike store.

To the front of the property is a small planted garden which could be adapted in to a patio seating area.

The property benefits from electric panel heaters with remote wifi control. There is also potential to create additional accommodation in loft, subject to planning approval.

Rydal View Cottage is the perfect Holiday Let in the heart of The Lake District National Park.



**Accommodation (with approximate dimensions)**

**Breakfast Kitchen** 12' 11" x 9' 9" (3.94m x 2.97m)

**Sitting Room** 10' 10" x 9' 8" (3.3m x 2.95m)

**Bedroom 1** 9' 2" x 9' 0" (2.79m x 2.74m)

**Bedroom 2** 8' 4" x 6' 11" (2.54m x 2.11m)

**Bathroom**

**Store** 6' 11" x 5' 5" (2.11m x 1.65m)

**Property Information**

**Directions** From Compston Road (on the one way system at the centre of Ambleside) turn left immediately before Zeffirellis Cinema into Millans Park. Bear second left again following the one way system continuing around two right hand bends before turning right into Park Street on the right hand side.

**What3Words** ///Blushes.hourglass.eventful

**Services** Mains electricity, drainage and water are all connected.

**Business Rates** The property has a rateable value of £2,025 with £1,010.47 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief is available to the current owners.

**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.



Bedroom 1



Bedroom 2



Outside



View

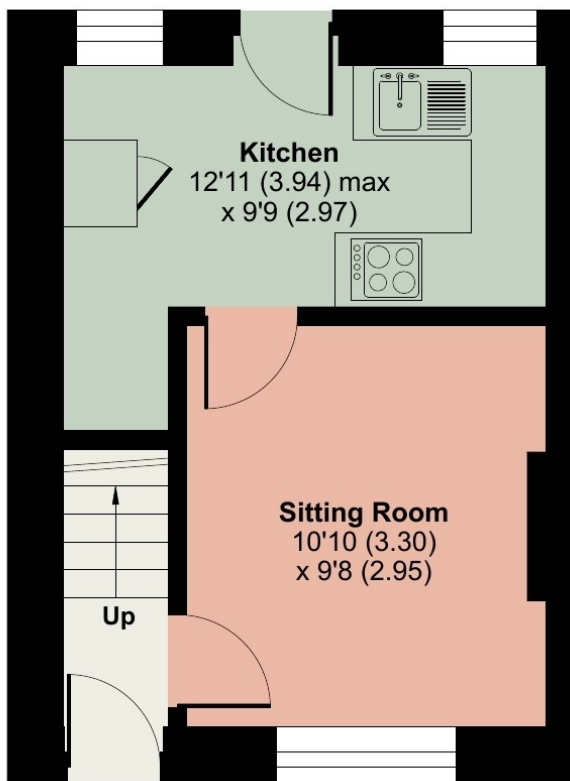
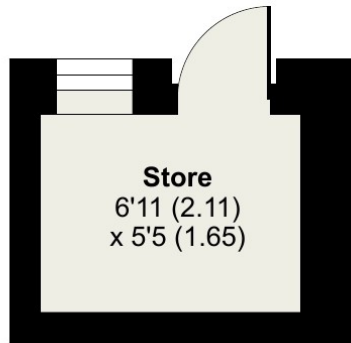
# Rydal View Cottage, 1 Rydal View, Ambleside, LA22

Approximate Area = 464 sq ft / 43.1 sq m

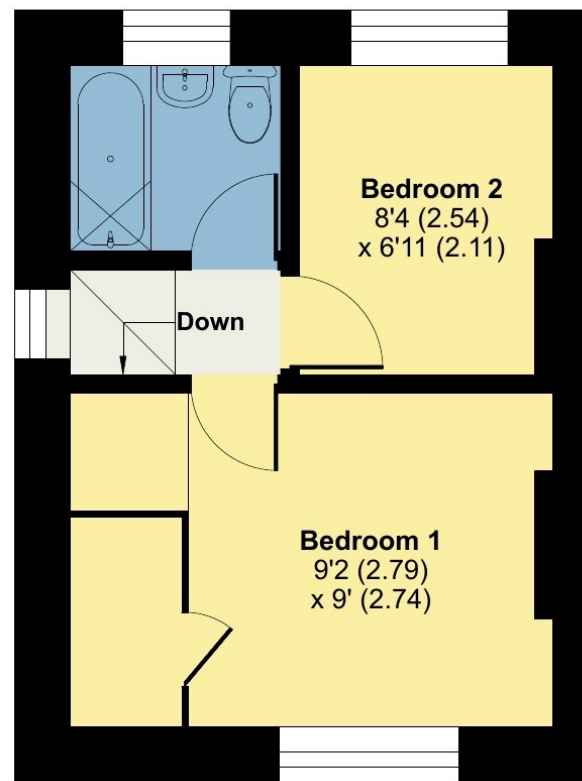
Store = 37 sq ft / 3.4 sq m

Total = 501 sq ft / 46.5 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1188752

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