



Ambleside

£485,000

Fellside Cottage, Edinboro, Ambleside, Cumbria, LA22 9EN

This characterful Lakeland cottage located above Ambleside is simply perfect, with lovely features including beamed ceilings and slate window seats. There are two double bedrooms with wonderful fell views, a welcoming sitting room, well equipped kitchen, bathroom, and peaceful gardens along with two private off road parking spaces.

Fellside Cottage is currently a very successful holiday let, last year being let for 290 days - the equivalent of 41 weeks. It can be sold as an ongoing concern with all furniture (by separate negotiation) and future bookings if desired.

Equally suited as a peaceful weekend retreat or a comfortable family home, Fellside has everything you might desire, come and see for yourself.

Quick Overview

- Characterful Lakeland cottage
- 2 double bedrooms and a bathroom
- Stylish and authentic charm
- Idyllic location just a short walk from central Ambleside amenities
- Fell views from bedrooms
- Peaceful garden
- Successful holiday let with Lakelovers
- Ideal weekend retreat or permanent home
- Off road car parking for two
- Superfast Broadband available



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Superfast
Broadband
Available



Private Parking
for 2

Property Reference: AM4102



Sitting Room



Sitting Room



Dining Area in Sitting Room



Kitchen

Entering from the canopy porch, the stable door sets the scene for the rest of the house, leading into a cosy and welcoming sitting room ideal for relaxing with friends and family, and also having room to dine. A wood burning stove set upon a slate hearth is a real focal point perfect for chilly evenings, and there are characterful features including a slate window seat for a quiet reading spot, and exposed timber beams.

Beyond the sitting room is a well equipped dual aspect kitchen, with country style wall and base units with complementary work surfaces incorporating an inset stainless steel sink with mixer tap. Integrated Lamona appliances include a 4 ring gas hob, electric oven, undercounter fridge, freezer and a slimline dishwasher. A useful storage cupboard is tucked away in the understair area. Stairs lead to the bedrooms above.

Both double bedrooms (one currently set up as a twin) have exposed timber beams and benefit from slate window seats, perfect for taking in the fabulous fell and countryside views. Bedroom 1 having a discreet under eaves integrated cupboard ideal for hanging clothes.

The modern bathroom has tiled walls, and a three piece suite comprising a panel bath with shower above, a wash hand basin and a WC. Also having a heated ladder style towel rail/radiator.

Outside, there is an easily maintained lawned seating area to the front which provides an ideal spot for that morning coffee, whilst a sheltered gravelled area to the side is perfect for a summer barbeque should the weather allow, supplemented by a further raised patio to the rear from where to enjoy the fell views of Wansfell and the Langdale Pikes.

Two private gravelled off road parking spaces complete the picture.

This is a truly lovely home in an idyllic setting and is highly recommended for an early viewing.

Location Fellside Cottage is located in Edinboro above and within strolling distance of the pretty village of Ambleside 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 and places of interest, making it an ideal base for exploring the Lake District.

Accommodation (with approximate dimensions)

Ground Floor

Canopy Porch

Sitting Room 14' 7" x 12' 3" (4.45m max x 3.73m)

Kitchen 9' 8" x 9' 1" (2.95m x 2.77m)

First Floor

Bedroom 1 12' 5" x 9' 11" (3.78m x 3.02m max)

Bedroom 2 9' 8" x 9' 1" (2.94m x 2.77m max)

Bathroom

Property Information

Tenure Freehold

Council Tax Westmorland and Furness District Council - Band D

Services The property is connected to mains gas, electric, water and drainage.

Broadband Ultrafast available - Openreach and Fibrus networks.

Mobile Signal O2, EE, Three - Limited

5G is predicted to be available around this location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.

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

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. Turn down this lane passing Lower Edinboro (the terrace of three stone built cottages on the right), with Fellside on your left.

What3Words ///outwit.rekindle.slings

Viewings Strictly by appointment with Hackney & Leigh.

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



Front Garden Grassed Seating Area

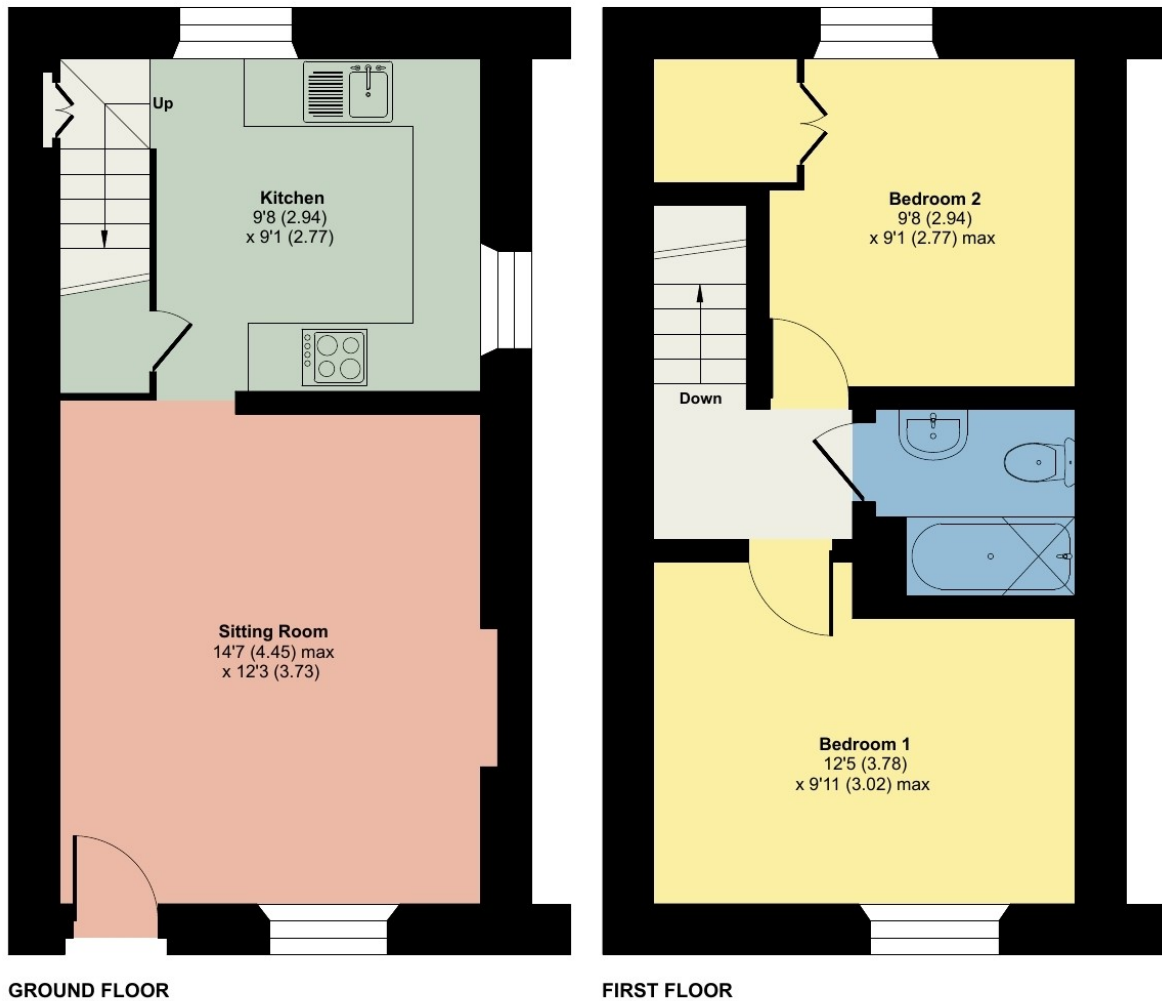


Ordnance Map Ref 01207831

Fellside, Edinboro, Ambleside, LA22

Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1249862

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