



**HACKNEY
& LEIGH**

Ambleside

£389,500

Freshfield Cottage, Wansfell Road, Ambleside, Cumbria, LA22 0EG

Tucked away, yet close to the heart of Ambleside you will find the characterful Freshfield Cottage. A versatile 2 bedroom property splendidly placed, perfect for family living, retirement, holiday letting or as a peaceful weekend retreat.

Enjoying walks from the doorstep, central Ambleside and all it offers is just a few minutes away.

Quick Overview

A short walk to the lake & fell views
Close to Ambleside village and amenities
Character cottage
Cellar storage
Versatile accommodation
Two bedrooms
Ideal home, holiday let, or weekend retreat
Driveway parking
No Chain
Superfast Broadband available



2



1



1



G



Superfast
Broadband
available



Driveway parking

Property Reference: AM4107



Living Room



Living Room



View



Bedroom 1

Entering the cottage through the attractive entrance with leaded windows you are welcomed in to the hallway with wonderful high ceilings and giving access to a downstairs shower room, kitchen and living room.

The bright and airy kitchen with large original leaded windows allow the natural light to flood in. With traditional wall and base units and complementary work surfaces incorporating a stainless steel sink and drainer. Space for a free standing cooker and an undercounter fridge freezer.

Heading in to the living room, the high ceilings give a feel of light and open space this is a wonderful setting for entertaining/relaxing with friends and family whilst getting a glimpse of Wansfell.

The shower room has a shower cubicle, wash hand basin and wc, there is also plumbing for a washing machine.

A door from the hall leads down to a spacious and versatile cellar with power, this is a great space for storage.

From the kitchen, stairs take you to a landing area with a recess for storage. Bedroom 1 is a delightful double bedroom complete with original, decorative fire place and fell views. Bedroom two is a twin room with original fireplace and glimpses of Wansfell.

The family bathroom has a three piece suite comprising of a bath with shower over, wash hand basin and wc.

An alternate-tread fixed ladder staircase takes you to the third floor with an impressive Lakeland slate feature wall and a Velux window which gives views of the magnificent fells, plus useful under eaves storage.

Outside the property is a courtyard enclosed by a traditional Lakeland slate wall with has space to park a vehicle.

Location The location is fantastic, tucked away and yet just a few short stroll away from all that central Ambleside has to offer. Whether you are seeking a tasty meal, a night at the cinema or an evening in a traditional Lakeland Inn, it is all on hand. For the days where you feel like getting out and about, you will find that you can step from the door and hike any number of the high fells which surround beautiful Ambleside. You can stroll down to the lake shore or amble alongside the stunning waterfalls, all without moving the car!

Accommodation (with approximate dimensions)

Entrance Hall

Downstairs Shower Room/Utility Room

Kitchen

9' 11" x 8' 6" (3.02m x 2.59m)

Living Room

13' 10" x 10' 10" (4.22m x 3.3m)

Cellar Room 1

14' 0" x 10' 4" (4.27m x 3.15m)

Cellar Room 2

13' 11" x 8' 6" (4.24m x 2.59m)

Bedroom 1

14' 2" x 8' 8" (4.32m x 2.64m)

Bedroom 2

13' 10" x 8' 2" (4.22m x 2.49m)

Bathroom

Attic Room 1

11' 5" x 9' 0" (3.48m x 2.74m)

Attic Room 2

11' 6" x 8' 4" (3.51m x 2.54m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Westmorland and Furness District Council - Band D

Services Mains, water and electricity.

Broadband Superfast Broadband Available

Mobile Signal Three, O2, EE and Vodafone all likely services.

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

Directions Entering Ambleside from the direction of Windermere, continue straight ahead at the traffic lights at Waterhead along Lake Road, bearing left onto the one way system which forms Wansfell Road opposite the petrol station. Keeping in the left hand lane here as you descend the hill, the entrance to Freshfield Cottage is located towards the bottom of the road on the left hand side.

What3Words ///goats.spilling.severe

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



Attic Room



Attic Room

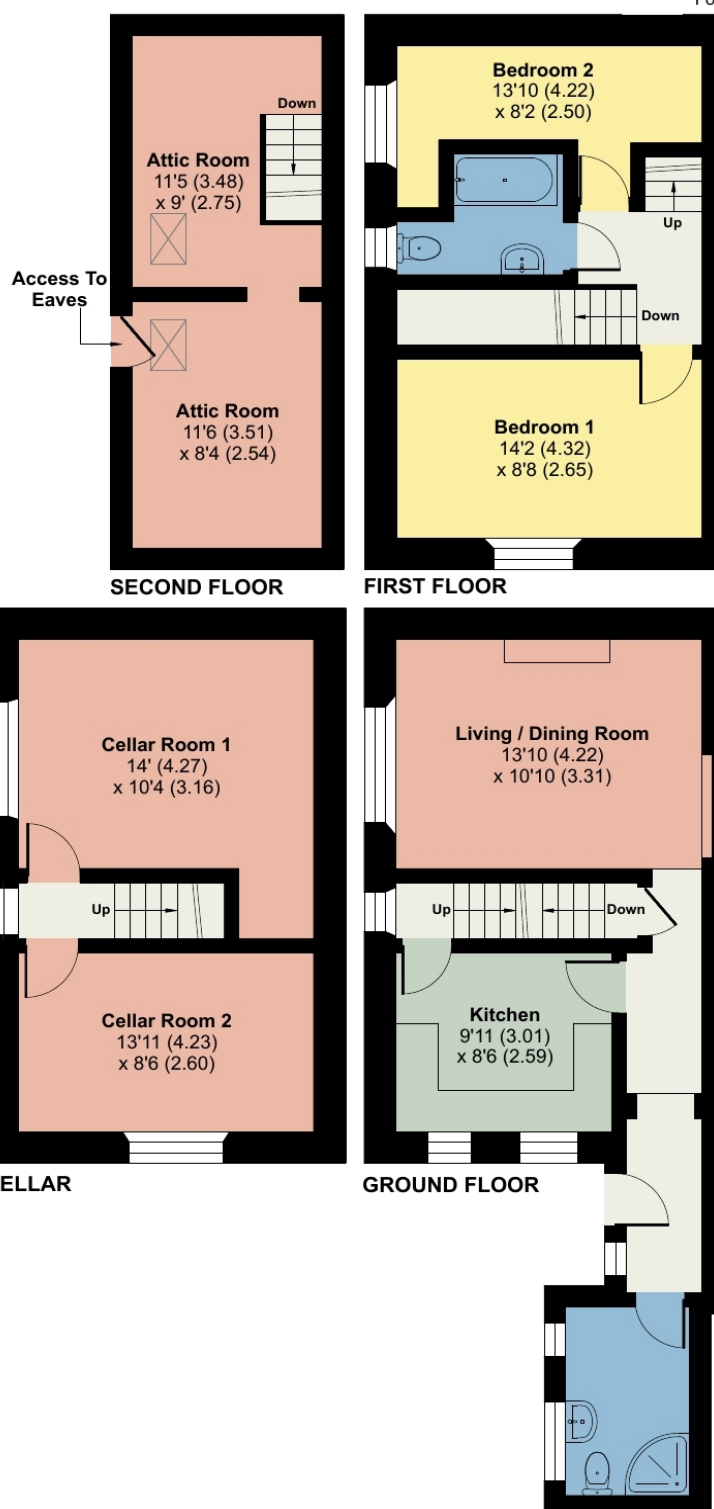


Outside

Freshfield Cottage, Wansfell Road, Ambleside

Approximate Area = 1276 sq ft / 118.5 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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1255246

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/03/2025.

Request a Viewing Online or Call 015394 32800