



## Ambleside

£575,000

Todd Crag, 1 Lower Gale, Ambleside, Cumbria, LA22 0BD

In a great location with incredible views this house has so much to offer, it is absolutely stunning!

The light and bright accommodation is entered from a raised decking area with glass balustrade and includes on the first floor an amazing open plan lounge/dining kitchen with glorious views, a double bedroom, and a shower room. On the lower floor are two further bedrooms (one having its own en suite shower room) and bathroom, as well as a spacious utility area. Outside is a garage, and garden patio.

This house is a real treat - immaculate and has everything you could want and more!

### Quick Overview

- Incredible fell views
- 3 bright double bedrooms (1 en suite)
- House bathroom and separate shower room
- Open plan lounge/dining kitchen with fell views
- Immaculately presented
- Ideal home, holiday let or second home
- A short walk to Ambleside's many local amenities
- Patio garden with stunning views
- Garage and off road parking
- Ultrafast broadband available



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Ultrafast  
Broadband



Off Road Parking  
and a Garage

Property Reference: AM4113





Stunning Views



Sitting Area



Kitchen and Dining Area



Dining Area

A really special home extensively renovated and lovingly upgraded by the current owners with the assistance of a local architect, with elegant oak doors and stylish bespoke fittings. The entrance hall is airy and spacious with an integrated cupboard ideal for boot and coat storage - so keeping the entrance free of clutter, just shut the door and all boots and trainers are neatly out of sight!

The bright hallway leads through to glass panelled pocket doors to a beautiful dual aspect open plan lounge/dining kitchen, having breath taking panoramic fell views making this a rather special room in which to relax with family and friends, perhaps being inspired as to which fell to tackle next.

The kitchen is fitted with stylish and contemporary wall and base units featuring soft close doors and drawers, with complementary work surfaces incorporating a stainless steel sink and a half and drainer. Integrated AEG appliances include a gas four ring hob with Elica extractor over, oven, microwave, and dishwasher. Additionally there is an integrated Caple wine fridge, and a Whirlpool fridge freezer. The generously sized island incorporates storage facilities beneath, with seating for six for relaxed but stylish dining and entertaining.

Also on this floor is a spacious bright double bedroom, and a fantastic modern shower room with tiled walls, and a three piece suite comprising a shower, and a wash basin and WC set within a vanity unit. There is a heated ladder style towel rail/radiator ensuring warm towels are always to hand.

Stairs from the entrance hall lead to the ground floor and are lit with a light tunnel - an innovative light tube bringing natural daylight in even where traditional windows can't reach. On this floor you will find two further lovely bedrooms. The twin room is bright and fresh boasting fell views to Loughrigg, with an en suite shower room comprising a shower unit, wash basin and WC set in a vanity style unit with heated LED mirror over, and a ladder style towel rail/radiator. The other double is wonderfully light thanks to its dual aspect, the incredible fell views being framed perfectly by the two large picture windows. When it comes to picking the best room to sleep in you really are quite spoilt for choice.

The house bathroom has tiled walls and a sleek stylish three piece suite comprising a panelled bath, wash basin, and WC set above a drawer unit and having a motion sensed light and mirror over. Additionally there is a heated ladder style towel rail/radiator. The utility room has base units with worktop incorporating a stainless steel sink and drainer, and houses the Worcester boiler connected to a two zoned heating system for improved efficiency. The heating and safety systems being controlled remotely through a Nest system. There is plumbing and space for an automatic washing machine, and tumble dryer, and access to a larger than average under stairs cupboard.

Outside there are two sitting areas, one on the raised durable Trex decking at the entrance, the other accessed from steps, down the side of the property leading to a raised patio - both well suited to that morning coffee, or even a glass of something cool at the end of the day. There is off road parking for 2 cars as well as a garage (5.03m x 2.44m) located in the nearby block, having an up and over roller door with ample storage space for bikes and gardening tools.



Early viewing is recommended, this really is one not to be missed!

**Location** Just a short walk to the centre of Ambleside which offers an exceptional array of highly regarded restaurants, cafes, shops and traditional Lakeland inns, not to mention a surprising selection of cinema screens. There are excellent recreational facilities including parks, tennis and crazy golf. Not forgetting that you can hike any of the surrounding fells or amble down to the lake shore.

**Accommodation (with approximate dimensions)**

**Entrance Hall**

**Open Plan Lounge/Dining Kitchen** 20' 11" x 15' 10" (6.38m x 4.83m)

**Bedroom 3** 11' 0" x 8' 0" (3.35m x 2.44m)

**Shower Room**

**Ground Floor**

**Landing**

**Bedroom 1** 11' 7" x 10' 7" (3.53m x 3.23m) excl. en suite

**En Suite Shower Room**

**Bedroom 2** 15' 10" x 9' 11" (4.83m x 3.02m)

**Bathroom**

**Utility** 8' 11" x 6' 8" (2.72m x 2.03m)

**Property Information**

**Tenure** Freehold.

**Council Tax** Westmorland and Furness District Council - Band D

**Services** This property is connected to mains gas, electricity, water and drainage. Gas central heating to radiators and double glazing.

**Broadband** Ultrafast broadband - Openreach and Fibrus networks.

**Mobile Signal** O2 Likely service.

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

**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



Views

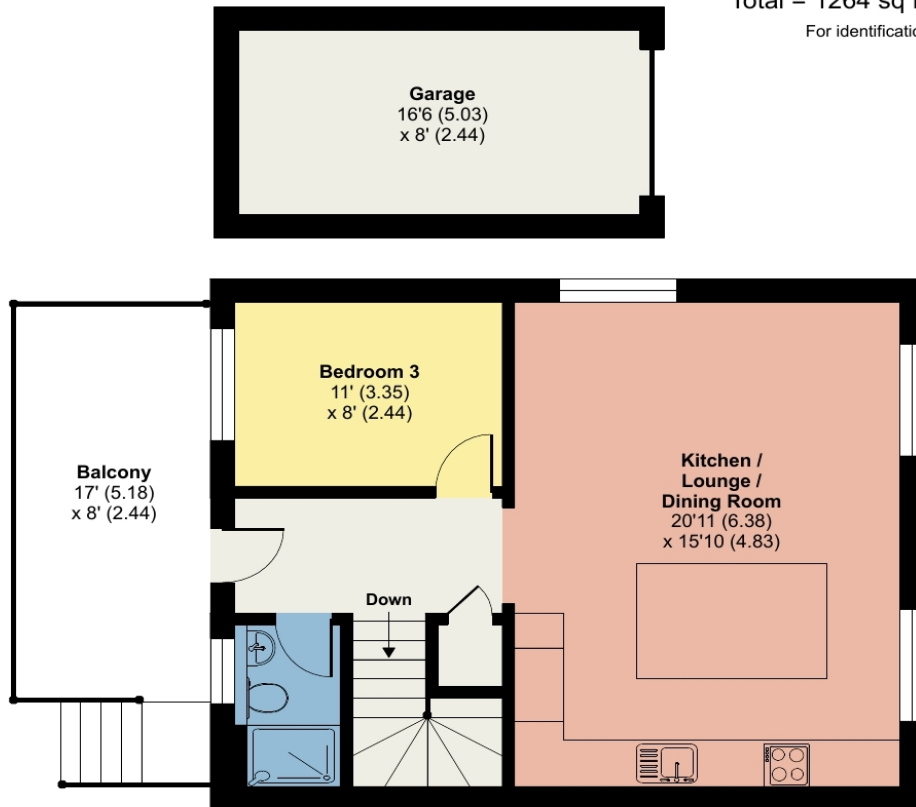
# Todd Crag, Lower Gale, Ambleside, LA22

Approximate Area = 1132 sq ft / 105.1 sq m

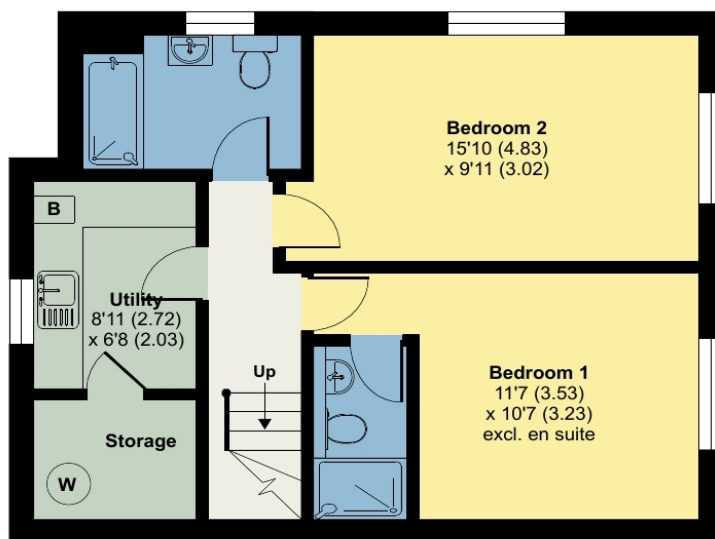
Garage = 132 sq ft / 12.3 sq m

Total = 1264 sq ft / 117.4 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



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: 1256792

**Directions** From the centre of Ambleside head south onto Lake Road and at the edge of the village centre turn left onto Old Lake Road and then left again onto Low Gale. Continuing up Low Gale take the second turning on your left into High Gale. The property is located on the left hand side.

**What3Words** ///converged.enclosing.affirming

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

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 10/03/2025.

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