



Ambleside

£385,000

2 Busk Cottage, Blue Hill Road, Ambleside, Cumbria, LA22 0AQ

Enjoying wonderful south-facing views (including a glimpse of Lake Windermere), this lovely old stone-built terraced cottage is superbly placed for ready access to the village centre, the lake shore and the surrounding fells alike.

Full of character the accommodation comprises a welcoming cosy sitting room, kitchen, bright double bedroom with luxury en suite bathroom, and a further home office area in the loft space above - this cottage is truly special and full of love.

Quick Overview

Quaint stone built Lakeland terraced cottage
 Superb setting within a short stroll of central Ambleside and the lake shore
 Luxury one bedroom with en suite bathroom
 Second floor bedroom/home office
 Authentic character and charm
 Gas central heating
 No chain
 Splendid holiday let, weekend retreat or permanent home.
 Roadside car parking
 Ultrafast broadband available - Openreach and Fibribus networks



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Ultrafast
Broadband
Available



Roadside

Property Reference: AM4127



Sitting/Dining Room



Sitting Room



Kitchen



Kitchen

The sweet canopy porch over the elegant and stylish door sets the tone for the rest of this cherished Lakeland cottage. The sitting/dining room is cosy with its Morso wood burning stove and characterful exposed slate lintel above. With wide window sill, tempting to use as a window seat for quietly watching the world go by, this is an ideal room in which to kick back and relax after a day on the fells.

The kitchen is fitted with modern wall and base units with complementary work surfaces and incorporate a stainless steel sink and drainer. Integrated appliances include a Neff four ring gas hob set above a Hotpoint electric oven with extractor over, Hotpoint undercounter fridge and a Logik slimline dishwasher. Stairs from here lead to the bright double bedroom enjoying some lovely views.

The luxury en suite bathroom has tiled walls and a three piece suite comprising of a stylish shaped panel bath with Bristan rainfall shower over (also having a separate hand held attachment), wash hand basin and WC. Underfloor heating here is a treat for bare feet! A heated ladder style towel rail/ radiator ensures warm towels are always to hand. An integrated cupboard houses the Vailant gas central heating boiler.

A short staircase from the bedroom leads to a loft space - having restricted head height in places, this makes an excellent home office or snug, but could also be utilised as an additional bedroom, perhaps for children. This room also benefits from a useful under eaves storage cupboard, and a Velux window letting natural light flood in.

Outside is a store, ideal for dealing with garden or outdoor equipment, whilst an easily maintained secluded patio to the rear (over which the cottages on either side have a pedestrian right of way) completes the picture. Sure to attract a lot of attention, early viewing is recommended.

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)

Sitting/Dining Room 11' 5" x 10' 10" (3.48m x 3.29m)

Kitchen 10' 10" x 5' 10" (3.29m x 1.77m)

First Floor

Bedroom 11' 11" x 10' 10" (3.64m x 3.29m)

En Suite Bathroom

Second Floor

Study/Snug/Occasional Bedroom 11' 9" x 10' 8" (3.58m x 3.26m)

Property Information

Tenure Freehold.

Council Tax Band Westmorland and Furness District Council
- Band B
£1,852 payable for 2025/26

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

Broadband Ultrafast broadband available - Fibrus and Openreach networks.

You may be able to obtain broadband service from EE - Fixed Wireless Access provider covering this area.

Mobile Service Likely service from O2, Limited service from Vodafone, Three and EE

5G is predicted to be available around this location from the following providers: EE and Vodafone. 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 This quaint cottage is set in the quiet residential area of Blue Hill, being slightly elevated above the popular Lake District town of Ambleside.

From Ambleside, proceed out of the town on Lake Road heading south and bear left into Old Lake Road. Continue along Old Lake Road before bearing 2nd left into Blue Hill Road. This mid-terrace cottage can be found a short distance along on the left-hand side, where there is some roadside parking very close by.

What3Words [///volume.regretted.mice](https://www.what3words.com/volume.regretted.mice)

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



Bedroom



Study/Occasional Bedroom



Amazing View from Study

2 Busk Cottages, Blue Hill Road, Ambleside, LA22

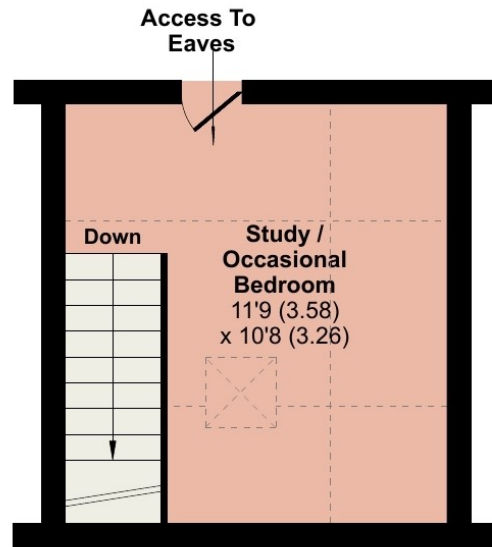
Approximate Area = 424 sq ft / 39.3 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

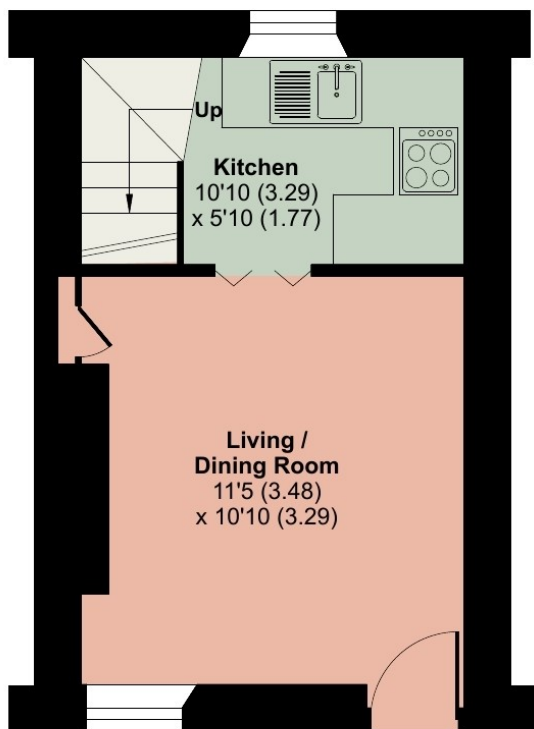
Total = 502 sq ft / 46.5 sq m

For identification only - Not to scale

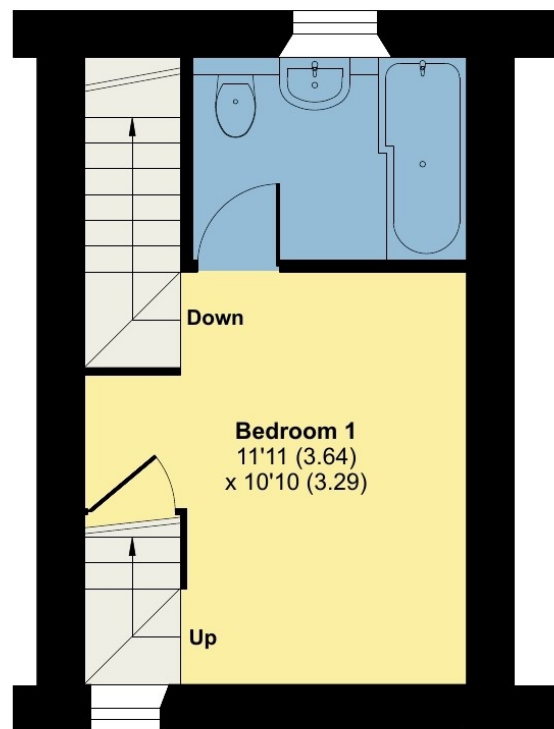
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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: 1279781

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