



Ambleside

£775,000

Garburn, Flats 1, 2, 3 and 4, 14 Church Street, Ambleside, Cumbria, LA22 0BT

A truly unique investment opportunity in The Lake District National Park. This splendid stone built mid terraced home in the centre of Ambleside comprises four one bed roomed flats and an office room, spread over three storeys, along with additional communal utility cloakroom and cellar room.

Close to amenities, this is a wonderful opportunity for an investor, whether as four individual flats utilised as holiday lets, residential letting to long term tenants, or perhaps one amazing family home. The choice is yours.

Quick Overview

- A superb investment opportunity
- Wonderful location in central Ambleside
- Freehold consisting of 4 flats and an office space
- Communal cellar and utility room
- Wonderful views from upper floors
- Telephone entry system
- Private rear patio area
- No Chain
- Roadside Parking
- Ultrafast broadband available



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Ultrafast
Broadband
Available



Roadside Parking

Property Reference: AM4130



Street View



External



Flat 3 Sitting Room



Flat 3 Kitchen

Built in stone and slate this impressive three storey mid terraced property with lower ground floor cellar, has most recently been residentially let as three bright and airy flats, and one studio flat, alongside a spacious room which was rented out as office space.

The rooms are all very well proportioned, some retaining character features such as ceiling roses and original fireplaces, and some enjoy fell views over Ambleside from the upper floors. The property as a whole was upgraded in recent times and is a truly unique investment opportunity.

Location Located close 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. You can hike any of the surrounding fells, amble down to the lake shore or wander alongside pretty waterfalls.

Accommodation (with approximate dimensions)

Covered Entrance Porch With telephone entry system.

Ground Floor

Communal Entrance A welcoming entrance, with stairs to the upper floors and access to the cellar.

Communal Utility Housing two hot water cylinders, plumbing for automatic washing machines, and an external door to rear yard. (Note: access to the property can be gained here from Compston Street - thus making this a great short cut from the property to the main hub of Ambleside)

Flat 3 The private entrance to this one bed ground floor apartment is light and airy, having space for coat and boot storage, it leads through to the wonderful sitting room. Natural light floods in to this room through the large window, whilst the original ornate fireplace (not in use) and high ceiling adds to the feeling of grandeur. A great room for relaxing in, also having space to dine.

The kitchen is compact but functional with wall and base units having complementary work surfaces and integrated appliances including a Caple four ring ceramic hob and oven.

The double bedroom is bright and airy, again with high ceiling giving a feeling of spaciousness. The window here has a wide sill, perfect for using as a window seat from where to watch the world go by. The integrated wardrobe is supplemented by a further integrated shelved cupboard.

The shower room has a three piece suite comprising a large shower unit housing a Bristan shower, pedestal wash hand basin with light and shaver point over, and WC, and there is a heated ladder style towel rail/radiator.

Private Entrance Hall With telephone entry system.

Sitting Room 16' 0" x 12' 8" (4.88m x 3.86m) (max)

Kitchen 7' 10" x 4' 2" (2.39m x 1.27m)

Bedroom 11' 4" x 9' 11" (3.45m x 3.02m) (plus bay)

Shower Room

Flat 4 The entrance hallway leads to a bright dual aspect open plan living space which includes a minimal kitchen area comprising of



Flat 4 Living Space



Flat 4 Living Space



First Floor Flat 1 Sitting Room/ Bedroom



First Floor Flat 1 Kitchen



Spacious Office Room



Spacious Office Room

wall and base units with complementary work surface incorporating a stainless steel sink and drainer, two ring hob, and microwave oven. There is a bedroom, plus separate shower room with three piece suite comprising a corner shower unit, WC and wash hand basin.

Entrance Hallway

Living Space 11' 5" x 10' 2" (3.48m x 3.1m)

Bedroom 8' 6" x 6' 2" (2.59m x 1.88m)

Shower Room

Lower Ground Floor

Cellar Having a good head height this room provides great storage, with power and light points.

First Floor

Landing Stairs to second floor.

Utility/Cloakroom WC Part tiled with plumbing provision for an automatic washing machine, pedestal wash hand basin and WC

Flat 1 A studio apartment, ideal for a single occupant.

The entrance hall leads to a generous sitting room/bedroom. With characterful features including a high ceiling, coving and ceiling rose. Additionally is an original fire place (not in use) and from the window are views to Wansfell.

The kitchen is part tiled, having wall and base units with complementary work surfaces. A cupboard houses the hot water cylinder.

The bathroom is part tiled and has a three piece suite comprising a panel bath with Triton shower over, pedestal wash hand basin and WC. There is also a heated ladder style towel rail/radiator.

Entrance Hall 5' 9" x 3' 5" (1.75m x 1.04m)

Sitting Room/Bedroom 18' 9" x 11' 4" (5.72m into bay x 3.45m max)

Kitchen 9' 1" x 7' 4" (2.77m max x 2.24m)

Bathroom

Office Space 14' 3" x 11' 5" (4.34m x 3.48m)

Previously rented out for office space this room retains characterful features including an ornate fireplace, high ceiling, coving and picture rail.

Having telephone entry system and enjoying views of St Marys church and the fell tops.

Second Floor Landing

Flat 2 A wonderfully bright top floor flat benefitting from splendid views of Wansfell.

The entrance hall has a telephone entry system, and leads to the living room which has ample space to both relax and dine.



Views from Property



Roof Top and Fell Views



Top Floor Flat 2 Living Room



Top Floor Flat 2 Kitchen

The kitchen is part tiled, with wall and base units having complementary work surfaces incorporating a stainless steel sink and drainer. There is plumbing provision for an automatic washing machine, and a cupboard houses the hot water cylinder. The double bedroom benefits from a wide window sill - the ideal place from where to perch, perhaps with a book whilst taking in the fabulous fell views including Loughrigg, and the Fairfield Horseshoe.

The bathroom has tiled walls, and a three piece suite comprising a modern shaped bath with Aqualisa shower over, a wash hand basin set within a vanity style unit, and WC. Additionally there is a heated ladder style towel rail/radiator.

Entrance Hall

Living Room 17' 1" x 10' 11" (5.21m x 3.33m)

Kitchen 9' 1" x 8' 9" (2.77m x 2.67m)

Bedroom 15' 5" x 13' 10" (4.7m x 4.22m)



Top Floor Flat 2 Bedroom

Property Information

Tenure Freehold.

Council Tax Bands Westmorland and Furness District Council

Flat 1 - Band A

Flat 2 - Band A

Flat 3 - Band A

Flat 4 - Band A

Services The property is connected to mains electricity, water and drainage. Electric heating to radiators.

Broadband Ultrafast broadband - Openreach and Fibrus networks

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

5G is predicted to be available around this location from the following providers: EE, Three, O2, 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 Church Street forms part of the one way system at the centre of Ambleside and can be approached from Lake Road turning down beside The Royal Oak. Garburn is located towards the bottom on the right hand side.

What3Words ///honeybees.scrubber.leathers

Viewings Strictly by appointment with Hackney & Leigh.

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including evenings with our
dedicated viewing team
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Garburn, 14 Church Street, Ambleside, LA22

Approximate Area = 2099 sq ft / 195 sq m

Flat = 261 sq ft / 24.2 sq m

Total = 2360 sq ft / 219.2 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: 1287022

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