



Ambleside

£340,000

2 Smallwood, Compston Street, Ambleside, Cumbria, LA22 9DP

Welcome to 2 Smallwood a modern, light and spacious two bedroomed ground floor apartment with private car parking situated in the heart of the Lakeland village of Ambleside.

The property comprises; living room, open plan fitted kitchen with dining area, two double bedrooms (one having an ensuite shower room) and stylish bathroom. Local Occupancy conditions apply.

Quick Overview

Stylish two double bedroom ground floor apartment

Modern kitchen

House bathroom and en suite to main bedroom

Village centre location, close to amenities

Tasteful conversion works

Walks from the doorstep

Allocated parking

Local occupancy conditions apply

No chain

Superfast broadband available



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Superfast
Broadband
Available



Allocated Off
Road Parking

Property Reference: AM4136



Kitchen



Living Room



Dining Area



Allocated parking

2 Smallwood is an attractive self contained apartment which has been thoughtfully designed, created in 2019 on the ground floor of what was once the distinctive Smallwood Hotel in the very heart of the beautiful Lakeland Village of Ambleside. The property has convenient access to local amenities with the benefit of a private, allocated car parking space at the rear of the property.

Entering 2 Smallwood from the heart of Ambleside you are welcomed into the living room which is flooded with natural light, the large window and high ceilings give the place a real sense of open space, the room offers a fantastic, versatile space to both relax and dine in.

The apartment includes a superb open plan modern fitted kitchen with integrated Neff appliances including induction hob, double oven, fridge freezer, dishwasher and washing machine. A stylish breakfast bar with solid wood worktop offers a gathering point for friends and family to catch up whilst you rustle up a culinary delight!

The hall has a useful storage cupboard with plumbing for a washing machine and gives access to two double bedrooms, one benefitting from its own ensuite shower room, and a stylish bathroom.

The elegantly designed bathroom has a bath with mirrored recess and rain shower over, rimless wall hung WC, and attractive vanity unit with wash hand basin. Heated towel rail, and underfloor heating to keep your towels and feet toasty in the winter months.

2 Smallwood is ideal whether you are starting out with your first home or looking to down-size into something easily manageable with all which Ambleside has to offer being accessible virtually from the doorstep. Whilst the property must be occupied by someone with a local connection (see below) this does not prohibit investors from further afield acquiring the property and long term letting to those who meet the planning criteria.

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)

Open Plan Living/Dining Room and Kitchen 24' 8" x 14' 8" (7.52m x 4.47m)

Bedroom One 15' 5" x 12' 11" (4.7m x 3.94m)
Ensuite

Bedroom Two 14' 11" x 14' 0" (4.55m x 4.27m)

Bathroom

Property Information

Tenure Leasehold. The property is understood to be leasehold for

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a term of 999 years with a nominal ground rent. Once all five of the apartments at Smallwood House have been sold a management company will be established with the owners of the individual apartments becoming the directors of that company. The service charge is £150 per month currently.

The property is subject to a local occupancy - please contact the office for more information.

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

Broadband Superfast Broadband Available 80 Mbps Openreach.

Mobile EE Limited service, Three, O2 and Vodafone likely.

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

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

Directions On entering the one way system in Ambleside from the direction of Windermere, ie from the south. Follow the one way system on to Compston Road and then take the turning on the right onto "The Slack" which is almost opposite Zeffirelli's Cinema. Take the first right onto Compston Street and Smallwood Apartments can be found on the right with the designated car parking.

What3words ///lobbed.flickers.indicates

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



En Suite Shower Room for Bedroom 1



Bedroom 2

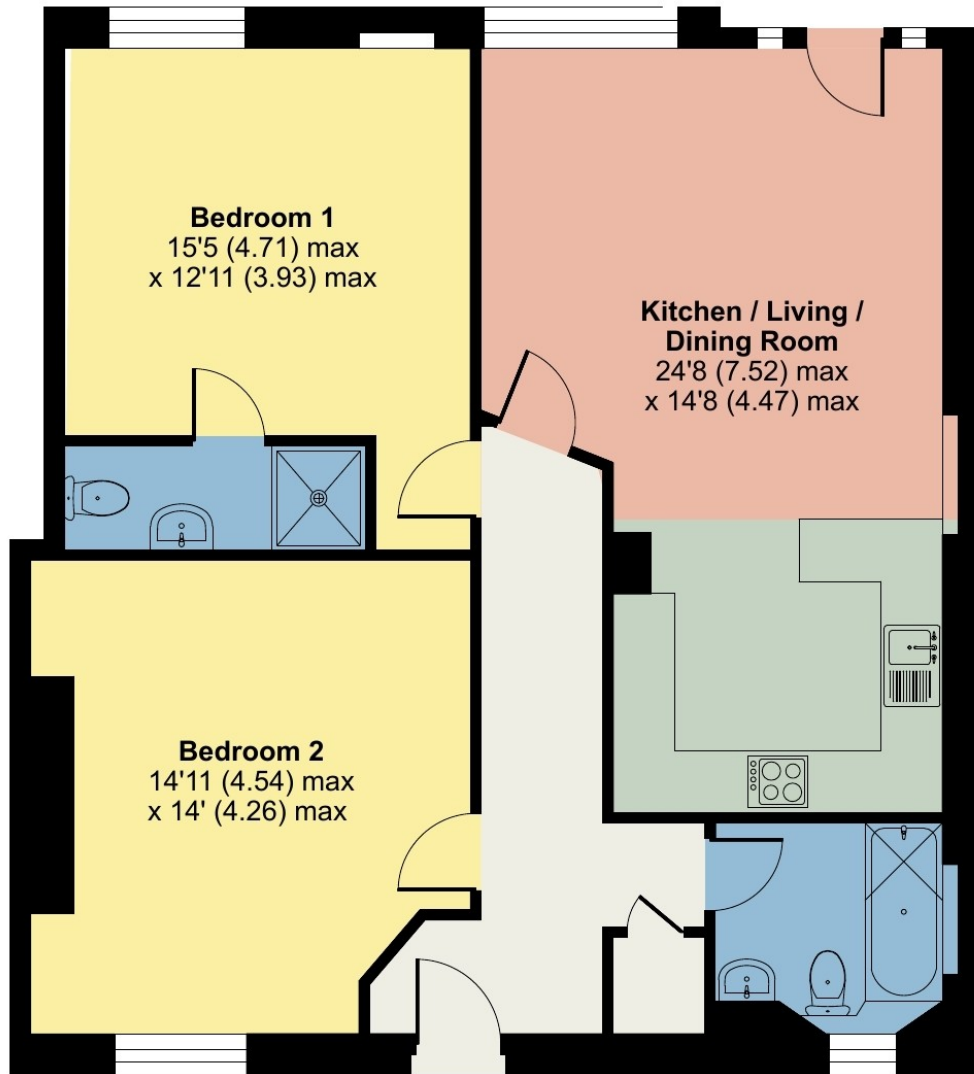


Bathroom

2 Smallwood, Compston Street, Ambleside, LA22

Approximate Area = 889 sq ft / 82.5 sq m

For identification only - Not to scale



GROUND 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: 1297479

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