

Ambleside

£495,000

Middlefell, 3 Loughrigg Meadow, Ambleside, LA22 0DZ

Welcome to 3 Loughrigg Meadow, this delightfully placed property is a short stroll from the centre of Ambleside and enjoys wonderful views to the fells.

This bright three bedroomed link detached home has two reception rooms, a fitted kitchen, downstairs cloakroom, three bedrooms, a shower room, garage, parking and gardens. This really is a beautiful family home with plenty of potential or perfect as is!

Quick Overview

Views to Red Screes and Loughrigg
Three bedroom link detached home
Gardens to front and rear
Two reception rooms
Downstairs cloakroom
Close to local shops and amenities
Perfect as a home or second home
Garage and driveway parking
No chain
Ultrafast Broadband available



3



1



2



D



Ultrafast
Broadband



Garage &
Driveway Parking

Property Reference: AM4161



Kitchen



Living Room



Dining Area



Garden

3 Loughrigg Meadow sits in a peaceful cul de sac in the idyllic village of Ambleside in The Lake District National Park. This well proportioned 3 bedroom link detached property has so much to offer, with gardens to the rear and front, three spacious bedrooms, 2 reception rooms, kitchen with a garden view and not to mention the incredible views to Red Screes and Loughrigg, this property must be viewed.

Arriving on to Loughrigg Meadow number 3 is on the left hand side of the cul de sac. Park in the drive and walk to the covered porch and entrance of this splendid home.

The welcoming entrance hall is light and airy with the stairs to the first floor, there is a useful understairs storage cupboard and convenient cloakroom with wash hand basin and WC.

The well-equipped kitchen offers a range of wall and base units, an electric cooker and oven with extractor over, and an integrated Diplomat dishwasher. The room is partly tiled and has space for an under-counter fridge. There is a stainless steel one and a half bowl sink and drainer with mixer tap finished with complimentary work surfaces. You will find a serving hatch to the dining area, excellent for when you are entertaining guests!

The spacious living room with space to dine benefits from being dual aspect and is flooded with natural light. You could take a moment to soak in the view and sit by the French doors which lead down to the pretty rear garden. The front aspect of 3 Loughrigg Meadow has views towards Red Screes making this a truly wonderful place to call home!

The office has access to the garden, steps lead you down to the pretty patio and lawn area, a great place to enjoy a morning coffee! There is a useful storage cupboard and integral access into garage.

The landing has an attic glazed hatch creating light and a sense of space. There is a useful airing cupboard with plenty of shelving for storage.

Bedroom one is a delightful dual aspect double room with built in double wardrobe and splendid views across the rear garden.

Bedroom two is lovely double room with incredible views over the front garden towards Red Screes. This room also has built in triple wardrobes.

Bedroom three is a spacious single room with fantastic views towards Red Screes. There is a built-in cupboard over the stairs for additional storage.

The modern shower room has a three piece white suite comprising a walk in shower with glazed screen and shower panelled walls. a vanity unit with integrated wash hand basin and a WC. A chrome towel rail for heating the towels in the winter months and large mirror with inset lighting and a wall light.

Outside the property there is driveway parking for two vehicles. To the front there is an attractive front lawn with borders containing mature shrubs. The sunny rear garden is laid to lawn with a paved patio, perfect for relaxing and enjoying the views towards Loughrigg,. The property benefits from an integral garage with electric up and over door, in here you will find a Valliant gas boiler, wall and base units and plumbing for a washing machine.

Location Loughrigg Meadow is a residential cul-de-sac within strolling distance of Lake Windermere and pretty Ambleside where a variety of shops, cafes, highly regarded restaurants, traditional Lakeland inns and even a selection of cinema screens await. The village is also a gateway to numerous walking and cycling trails and places of interest, making it an ideal base for exploring the Lake District.

Accommodation (with approximate dimensions)

Entrance Hall

Cloakroom

Kitchen 9' 6" x 8' 10" (2.9m x 2.69m)

Office 12' 10" x 7' 6" (3.91m x 2.29m)

Living and Dining Room 25' 4" x 12' 9" (7.72m x 3.89m)

Bedroom One 13' 4" x 10' 5" (4.06m x 3.18m)

Bedroom Two 13' 3" x 9' 9" (4.04m x 2.97m)

Bedroom Three 9' 9" x 9' 6" (2.97m x 2.9m)

Shower Room

Garage 16' 10" x 12' 4" (5.13m x 3.76m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Potential Residential Rental Price If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1200 per calendar month. For further information and our terms and conditions please contact the Office.

Council Tax Band Westmorland and Furness Council - Band F.

Services Mains gas, water, drainage and electricity.

Mobile Services 3, EE and Vodafone good. O2 fair coverage.

Broadband Services Ultrafast broadband available 1000 Mbps.

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).

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



Bedroom One



Bedroom Two



Garden



View

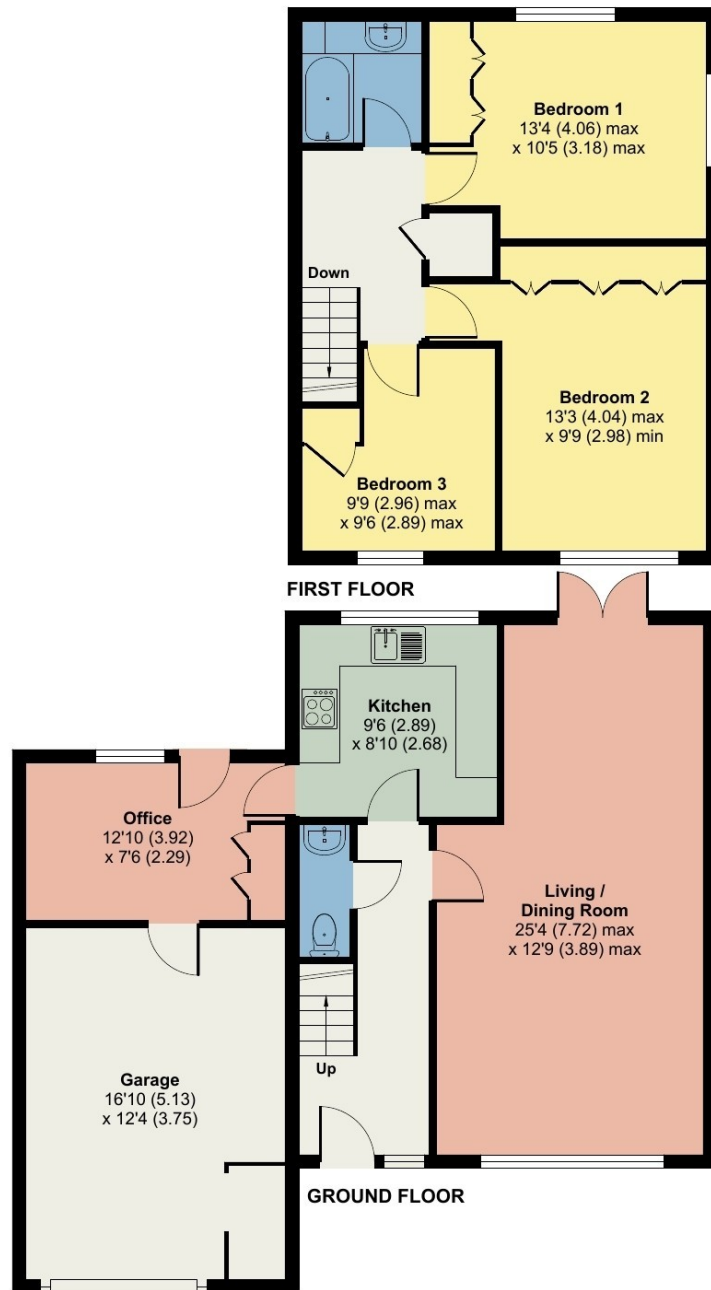
3 Loughrigg Meadow, Ambleside, LA22

Approximate Area = 1076 sq ft / 100 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1284 sq ft / 119.3 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: 1345225

Directions From our Ambleside office, head along the one-way system as though travelling towards Windermere. Continue along Lake Road, passing The White Lion Hotel and then the petrol station on your left. Take the next right onto Loughrigg Avenue, turning right onto Loughrigg Park at the end. Take the next left onto Loughrigg Meadow, a quiet cul-de-sac. 3 Loughrigg Meadow is situated on the right hand side before the road bears around further to the right.

Please note: A small development of properties are being built in the vicinity of the Loughrigg residential area. Further information is available.

What3words ///majors.trek.event

Viewings Strictly by appointment with Hackney & Leigh.

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