



Waterhead

£480,000

1 Mclver Close, Waterhead, Ambleside, Cumbria, LA22 0DX

Welcome to 1 Mclver Close, This superb 3-bedroom link-detached property build in 1995 by its current owner occupier offers style, comfort and convenience. The property is tucked away down a shared drive in a peaceful woodland setting. With a modern breakfast kitchen, three double bedrooms, living room with view to the expansive garden, not to mention only being 350 meters from the shoreline of Lake Windermere in the heart of the Lake District National Park, this is a must for your viewing list! Local occupancy condition applies.

Quick Overview

A short stroll to the shore of Lake Windermere
3 Bedroom link detached home
Master bedroom with ensuite shower room
Downstairs cloakroom
Substantial garden with room for expansion
Close to local shops and amenities
Local occupancy clause applies
Garage
No chain
Superfast broadband



3



2



1



C



Superfast
Broadband
Available



Garage and
Parking

Property Reference: AM4160



Breakfast Kitchen



Breakfast Kitchen



Living Room



Living Room

The attractive entrance porch leads you in to a contemporary open-plan breakfast kitchen with Dove grey high gloss wall and base units, eye level double oven, Neff induction hob with extractor over, integrated Zanussi dishwasher, fridge freezer. Complimentary work surfaces incorporating a Caple sink with mixer tap. There are spotlights to the ceiling and a modern floor covering. Whether you're preparing a quick breakfast or hosting a dinner party, this space is both functional and stylish.

The inner hall has a convenient cloakroom with WC and wash hand basin. There is a useful downstairs storage cupboard and access to the garden via a rear porch.

The comfortable living room is a real treat offering a sumptuous space, complete with a log burner and bay window with a view of the peaceful garden this is a wonderful place to unwind in at the end of the day.

Leading on upstairs to a modern landing with glass balustrade, you'll find three generously sized bedrooms.

The master bedroom looks over the garden and features an ensuite shower room which is partly tiled with a corner shower, wash hand basin, WC and ladder radiator.

Bedroom two is a double room with a light airy feel.

Bedroom three is a small double room perfect guests, or a home office, ensuring flexibility to suit your lifestyle.

The modern and well-appointed family bathroom comprises of a bath with shower over, WC, attractive vanity unit sink with touch light mirror, partly tiled walls with spotlights, perfect to unwind in after a long day.

Outside, a path leads from the front of the property to a gate giving access to the private garden mainly laid to gravel with a variety of mature trees. There is a pleasant patio area ideal for summer barbecues or a quiet morning coffee. The garage provides additional storage, it has power and plumbing for a washing machine. There is space to park a car in front of the garage plus additional parking spaces adjacent to the property for three cars.

Location Mclver Close is within strolling distance of the pretty village of 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 Porch

Breakfast Kitchen 19' 9" x 10' 7" (6.02m x 3.23m)

Hallway

Living Room 18' 8" x 12' 0" (5.69m x 3.66m)

Cloakroom

Master Bedroom 12' 10" x 12' 0" (3.91m x 3.66m)

First Floor

Ensuite to Master Bedroom

Bedroom Two 12' 2" x 12' 2" (3.71m x 3.71m)

Bedroom Three 8' 3" x 7' 2" (2.51m x 2.18m)

Family Bathroom

Garage 19' 7" x 11' 5" (5.97m x 3.48m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water, drainage and electricity.

Broadband Superfast Broadband is available - Openreach network

Mobile Services EE, Three and Vodafone good service, O2 average service.

Directions Mclver Close is located off Lake Road and is close to Ambleside village centre, a reasonably level walk to Ambleside village.

From Ambleside proceed south along Lake Road, continuing past Hayes Garden World on the right, the turning for Mclver Close is just before you reach Waterhead, turn right again and the lane for Mclver Close can be found a short distance along on the left hand side.

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).



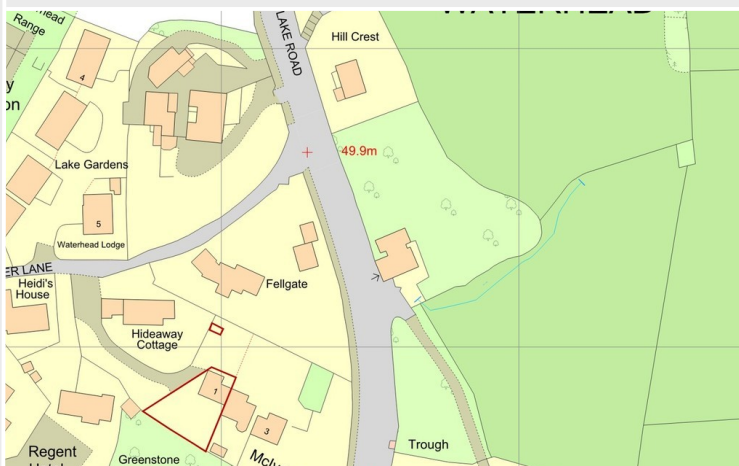
Master Bedroom



Bedroom Two



1 Mclver Close



Ordnance Survey Ref - M4P-01240270

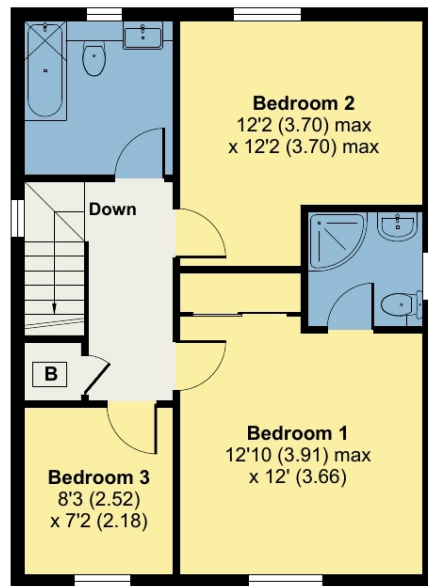
1 McIver Close, Waterhead, Ambleside, LA22

Approximate Area = 1133 sq ft / 105.2 sq m

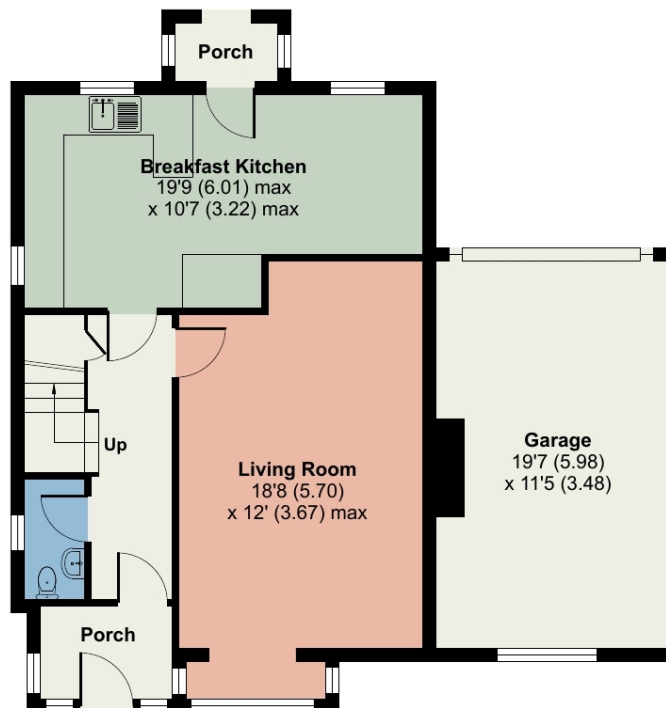
Garage = 219 sq ft / 20.3 sq m

Total = 1352 sq ft / 125.5 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1342363

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