



Ambleside

£945,000

Seathwaite Cottage, Seathwaite Lane, Ambleside, Cumbria, LA22 9ES

Enjoying wonderful fell views this unique and beautiful 5 bedroomed/ 3 bathroomed detached property is full of charming features including authentic beamed ceilings and flagged floors.

Adaptable accommodation for those seeking a peaceful family home with secluded space in which to work, it is currently a successful holiday let.

Quick Overview

Lovely detached 17th Century Lakeland Cottage
5 bedrooms, 2 reception rooms and 3 bathrooms

Peaceful setting above Ambleside

Full of character and charm

Beautiful exposed beams and flagged floor

Breathtaking fell views

Adaptable layout to suit a variety needs

Car port plus driveway parking

Delightful and tranquil tiered gardens

Superfast broadband available



5



3



2



E



Superfast
Broadband
Available



Car Port &
Driveway Parking

Property Reference: AM4163



Sitting Room



Wonderful Location - Fell Views



Sitting Room



Dining Area in Sitting Room

This delightful 17th century Lakeland home oozes character and a sense of history wherever you look. Thought to have origins as a traditional Westmorland farmhouse with an adjoining barn, this spacious cottage has been thoughtfully improved over the years to now offer popular holiday letting accommodation. It would equally suit as a wonderful family home and includes superb potential for the creation of dedicated home office space within, should you be fortunate enough to be able to consider living and working in such breath-taking surroundings.

Entered beneath a covered car port, the integral porch then gives access to the main hallway which in turn leads to a superb sitting room, bursting with character. Formerly two rooms, this is surely the heart of this welcoming home, featuring beamed ceilings, a sumptuous window seat, and a large log burner set upon on a stone hearth with timber mantle. Perfect for cooler evenings and an ideal room for gathering with friends and family, it also has ample space to dine - or perhaps tackle a jigsaw should the weather be a little inclement.

The kitchen/utility room has distinct cooking and utility areas. Having a tiled floor and part tiled walls, timber ceiling and a range of country-style wall and base units with attractive stone work tops incorporating a stainless steel bowl and a half sink unit with a mixer tap. Integrated appliances include a Neff 5 ring gas hob and oven, and Bosch extractor hood, along with plumbing provision for an automatic washing machine. There is a useful under-stairs cupboard, and the British Gas central heating boiler.

Leading seamlessly to the dining room with its beautiful timbered ceiling and elegant parquet flooring. Whether entertaining guests or for large family gatherings - there is room here for all.

Also on the ground floor are two bedrooms and a shower room - increasingly popular, being ideal for less able guests, and offering flexibility of single level living. Bedroom 4 with its painted timber ceiling, a stylish wash basin on a slate topped vanity unit and a built in wardrobe. Bedroom 5 also boasts a charming beamed ceiling, timber wall to the hallway, and doors linking both to the hall with its external door to the rear, as well as the adjoining bedroom 4.

Progressing to the first floor, at one end of the cottage is the splendid primary split level bedroom suite with its impressive vaulted ceiling featuring charming timber beams and trusses. Natural light floods in via the skylight; this really is something rather special with three steps between the distinct bedroom and further seating areas. A perfect spot for relaxing, whether inside or out, having a picture window and glazed door to the rear garden via the balcony (2.1m x 1.5m). The large dressing room or relaxation area also features exposed roof trusses, a vaulted ceiling, skylight and a built in cupboard.

The stylish en suite shower room also has exposed roof truss, a tiled floor and part tiled/part panelled walls. Having a three piece suite comprising a tiled shower cubicle with a Mira Galena shower, a wash basin set above a large vanity unit, and WC. Additionally there is a skylight, and a heated towel rail - ensuring warm cosy towels are always to hand.

Also on this floor is the stylish and luxurious four piece house bathroom where a soak in the bath whilst gazing out at the Langdale



Dining Room



Bed/Sitting/Office with Mezzanine



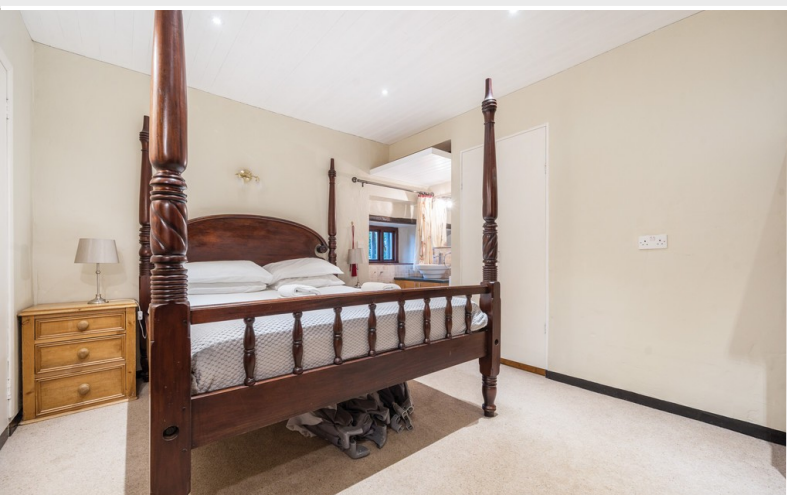
Glorious Fell Views



Bedroom 2



Bedroom 3



Bedroom 4

Pikes is entirely possible. It is not often we can say that! Additionally there is a stylish wash basin on a slate topped vanity unit, a WC and a separate shower cubicle with an Aqualiser shower.

Completing the picture is a suite located in the former barn, accessed from the rear hall via a fixed ladder, and having a vaulted ceiling incorporating a mezzanine. This area may be considered ideal as a studio, home office, TV or hobby room. There are windows on three sides, including shuttered, barn style windows as well as roof lights front and rear. The kitchen area includes base units with a stainless steel sink unit with a mixer tap and a Zanussi two ring induction hob.

Outside, there is car parking provision either side of the cottage and to the rear are superb tiered gardens with multi level patio areas. The upper patio, affords the most spectacular panorama, with views stretching right around from Conistoun Old Man in the southwest through Bowfell to the iconic Langdale Pikes.

The sloping gardens are an absolute delight offering privacy, tranquillity and views in equal measure. There are patio gardens at various levels, linked by attractive lit stone steps with strategically placed stone seats and beautiful flower borders. There is even a slate covered canopy for damper days. A second covered store may also double as a barbeque area, whilst those who venture to the very top of the garden will find a further patio with truly breath-taking panoramic views which stretch all the way around from Conistoun Old man in the south, west through Wetherlam, Bowfell, Esk Pike and The Langdale Pikes, to name but a few. Closer to home, Wansfell is right behind you.

(Please take care when viewing however as some of the steps may occasionally be slippery, particularly when wet.)

It is so peaceful here, quietly tucked away from the hustle and bustle, that it might be easy to forget that the centre of Ambleside is virtually on your doorstep. A rare opportunity indeed, and not one to miss.

Location The idyllic situation of Seathwaite Cottage cannot be too strongly emphasised. Set in a beautiful secluded position with panoramic views yet this unique home is only a few minutes from central 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)

Entrance Porch

Hallway

Sitting Room 23' 11" x 12' 0" (7.30m x 3.67m)

Kitchen 17' 0" x 7' 0" (5.20m x 2.14m)

Dining Room 11' 9" x 9' 6" (3.60m x 2.9m)



Bedroom 5



Bedroom 1



Bedroom 1 - Sitting Area



Patio Garden Area



Seathwaite Cottage and Car Port

Rear Hall With two external doors to the rear garden, and fixed ladder access to first floor suite and mezzanine.

Bedroom 4 13' 6" x 12' 7" (4.13m x 3.84m)

Inner Hall

Bedroom 5 8' 9" x 8' 0" (2.68m x 2.44m)

Shower Room

First Floor

Bedsitting/Home Office Suite 18' 7" x 8' 9" (5.67m x 2.69m)

Main Landing

Primary bedroom Suite

Sitting Area/Dressing Room 10' 4" x 9' 9" (3.15m x 2.98m)

Primary Bedroom 18' 4" x 9' 10" (5.59m x 3m)

En Suite Shower Room

Bedroom 2 20' 0" x 9' 10" (6.1m x 3m)

Bedroom 3 11' 5" x 8' 2" (3.50m x 2.50m)

House Bathroom

Property Information

Tenure Freehold.

Business Rates The property has a rateable value of £4,550 with £2,270.45 being the amount payable to Westmorland and Furness District Council for 2025/26. Small Business Rate Relief may be available and is enjoyed by the current owners

Services Mains water, electricity and gas are connected. The property has shared private drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Broadband Superfast broadband is available - Openreach network.

Mobile Signal Likely service from EE and Three.

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

Directions From Rydal Road where the Little Bridge House is located, turn right at the mini roundabout signposted Kirkstone and known as The Struggle. Follow this road up for about 1/3 mile until you are in open countryside. On the left you will see a large oak tree with a sign for Oaks Farm, turn right immediately opposite this into Seathwaite Lane. Continue along the lane for approximately 200 metres where Seathwaite Cottage can be found on the right before reaching more open ground. There is car parking provision either side of the building.

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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).

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including evenings with our
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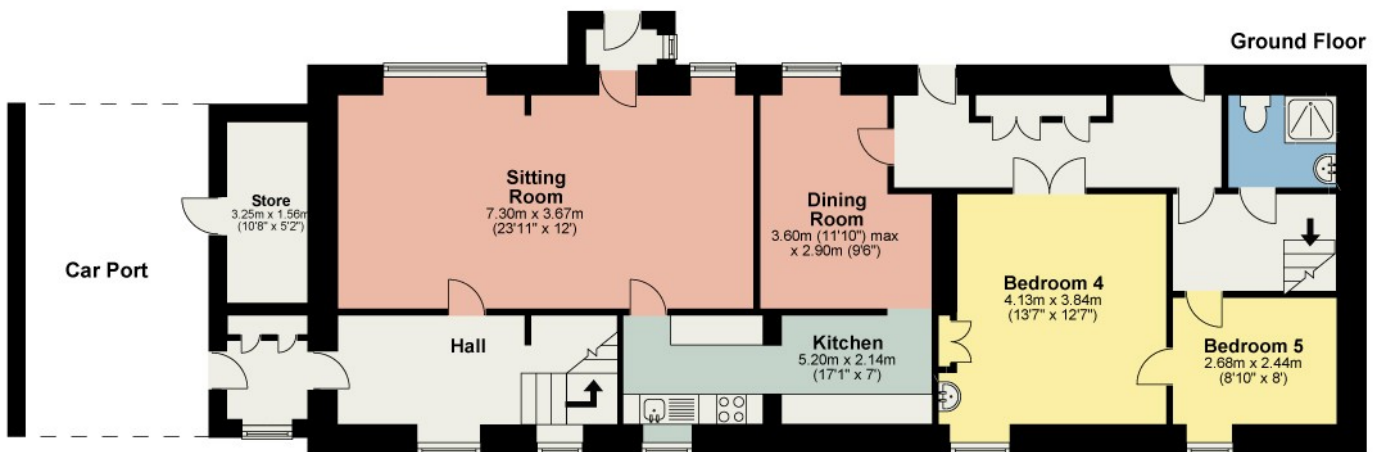
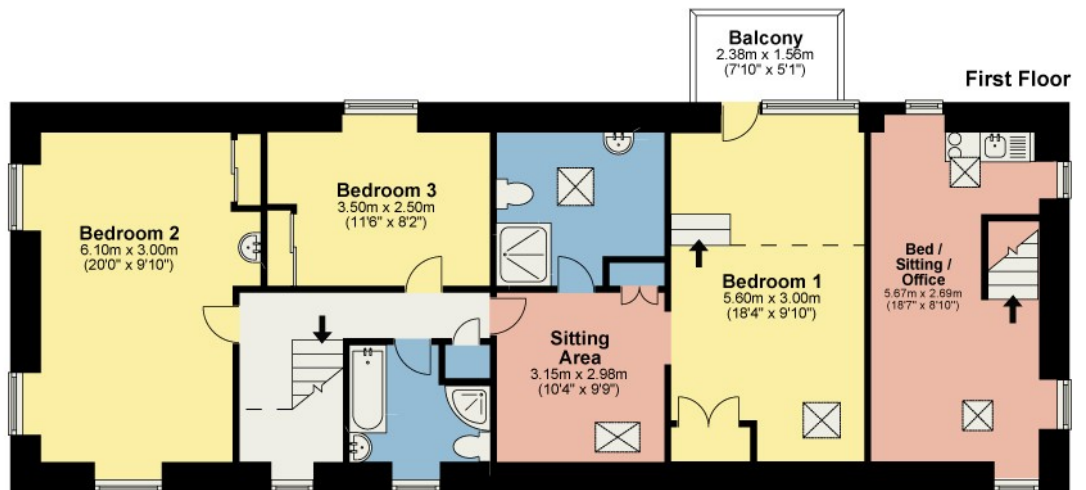


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Total area: approx. 210.6 sq. metres (2266.8 sq. feet)

For illustrative purposes only. Not to scale. REF: AM3705

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