



Ambleside

£875,000

Sledhill, Nook Lane, Ambleside, Cumbria, LA22 9BH

Superbly placed being quietly tucked away and yet offering great accessibility on foot both to the centre of Ambleside and the surrounding high fells.

The perfectly balanced 5 bedrooomed, 2 reception roomed accommodation enjoys fabulous fell views, there are lovely well maintained mature gardens, and with private driveway parking and central Ambleside just five minutes stroll away down a quiet lane, what more could you ask for?

Quick Overview

- Detached 5 bedrooomed house
- Bay windowed sitting room
- Fabulous spacious dining room
- Kitchen and separate utility room
- Superb views from property and garden
- A well maintained property in a lovely peaceful location
- Mature well stocked gardens with pond
- The perfect family home, weekend retreat or holiday let
- Private driveway parking and garage
- Superfast broadband available



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Superfast
Broadband
Available



Private Driveway
Parking

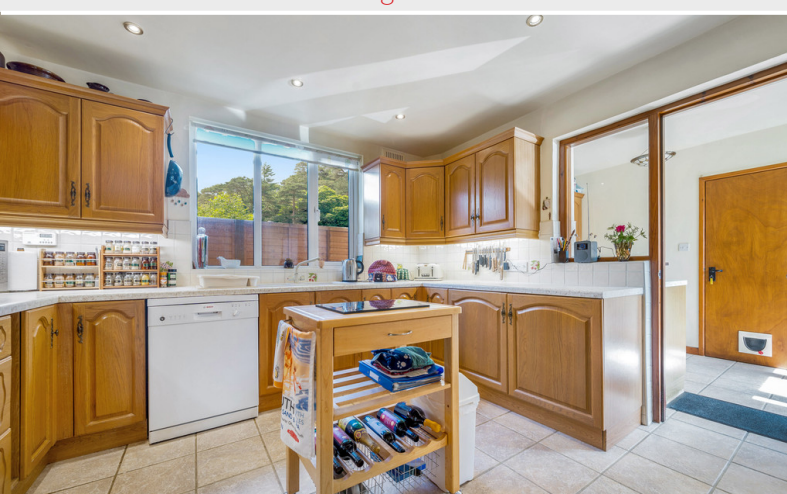
Property Reference: AM4152



Bay Windowed Sitting Room



Dining Room



Kitchen



Kitchen

Originally built by one of the locally renowned Jennings brothers, dating back to 1935 and extended in recent years to make this the welcoming bright and airy family home it is today. This much loved property has been in the same family for 40 years and boasts fabulous stylish touches throughout as well as lovely stained glass window details, high ceilings and coving adding to the feeling of spaciousness.

The entrance porch has a practical and hardwearing red quarry tiled floor with ample space for dealing with damp coats and muddy boots, leading on to the hallway which really sets the tone for the rest of this wonderful home. Welcoming with shaped archway, and a lovely high ceiling and display shelf, this is a wonderful open space for greeting visitors. Stairs lead to the first floor.

From the hallway is the dual aspect sitting room with its bay window enjoying lovely garden and fell views. Additionally there are two rather special windows here containing beautiful stained glass - a unique feature. This room benefits from a high ceiling with coving, picture rail and ceiling rose, whilst the focal point is surely the wood burning stove set upon its slate hearth - perfect for gathering round and relaxing in front of on those cooler evenings.

Sharing the same views to Loughrigg and Wetherlam is the separate dining room, wonderfully light thanks to its dual aspect and with patio door extending the living space, bringing a sense of the outside in - a fabulous room whether entertaining guests or for large family gatherings. Characterful features here are alcove cupboards, a picture rail, and coving.

The kitchen is the heartbeat of this family home. Having tiled walls and floor, and fitted with country style wall and base units with complementary work surfaces which incorporate an inset double sink and drainer unit. Integrated appliances include a Bosch grill and oven, and a four ring gas hob with extractor fan over. There is plumbing for a dishwasher, whilst a walk in pantry with shelves makes clever use of the under stair area. Adjoining is a dedicated utility room, also having tiled walls and floor, fitted with wall and base units with integrated stainless steel sink and drainer with mixer tap over, and plumbing provision for a washing machine and dryer. An ideal room for dealing with muddy feet, whether of the two legged variety or four, straight in from a day enjoying the surrounding countryside, with external door to the side of the property and internal door to the garage beyond.

Also on this ground floor is a cloakroom, with art deco style circular stained glass window and having a WC and wall hung wash hand basin.

Heading up the stairs, first passing a half landing with window above, then to the main landing itself from where the loft - part boarded and insulated - can be accessed.

The main bedroom is a treat, wonderfully light thanks to its dual aspect and with gorgeous views. Fitted with built in wardrobes along one wall, L shaped - well suited for accommodating a dressing table - and leading perfectly to the en suite shower room with its Mira shower set within a cubicle, wash hand basin over a cupboard unit, and WC.

The second double bedroom also boasts views of Loughrigg and Wetherlam and has integrated storage. Bedroom 3 is also dual aspect with views of Wansfell and has two built-in double wardrobes. Bedroom 4 is a single room with fitted wardrobe/cupboards and dressing table unit. The fifth bedroom is currently in use as a home



Sitting Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

office with natural light streaming in from the two Velux, and another circular window here echoes the other elsewhere in this home.

Also on this first floor is the walk in airing cupboard with shelves which houses the Worcester gas boiler and the hot water cylinder.

The house bathroom has tiled walls and a three piece suite comprising a shaped panel bath with shower over, pedestal wash hand basin, and WC. A heated ladder style towel rail/radiator ensures there are always warm towels on hand.

Stepping outside, the gardens are an absolute delight. The private patio area provides space to sit and enjoy the beautiful garden and dramatic fells in the distance, perhaps with a glass of something cool at the end of the day, whilst the established shrubs and beds provide a haven for butterflies and bees alike. The lawn is tiered with steps leading to the lower part, passing an established natural rockery on one side and a pond on the other. There are lovely views to be enjoyed wherever you are in the garden - with birdsong as a soundtrack, this really is a garden for all to relax in and enjoy.

Additionally there is a greenhouse perfect for the green fingered gardener, a timber shed in the style of a summer house, and three very useful log stores, as well as outside light and water points.

The attached garage is L shaped with a roller door, currently in use as a wonderful storage area for those larger items of garden and outdoor equipment, having power and light points, and an external pedestrian door. There is parking for a number of vehicles on the private drive.

Sledhill is everything you could wish for whether you are seeking a spacious family home, a stunning weekend retreat or a potentially highly successful holiday let. Come and see for yourself - we think that you will love everything about this delightful home.

Location Just a short walk 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. 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 5' 10" x 5' 5" (1.78m x 1.65m)

Hallway

Ground Floor Cloakroom

Bay Windowed Sitting Room 19' 8" x 13' 3" (5.99m max x 4.05m into Bay)

Dining Room 12' 2" x 11' 11" (3.71m x 3.63m)



Bedroom 5/Home Office



Patio Seating Area



Views



Garden and Pond



Lovely Front Garden

Kitchen 11' 11" x 9' 11" (3.63m x 3.02m)

Pantry 7' 3" x 5' 6" (2.21m x 1.68m)

Utility 9' 9" x 6' 11" (2.96m x 2.11m)

First Floor

Landing

Walk-in Airing Cupboard

Bedroom 1 13' 10" x 13' 6" (4.22m x 4.11m max)
En Suite for Bedroom 1

Bedroom 2 12' 0" x 12' 0" (3.66m x 3.66m)

Bedroom 3 13' 6" x 13' 3" (4.12m x 4.04m)

Bedroom 4 11' 6" x 8' 4" (3.51m x 2.54m)

Bedroom 5/Home Office 12' 10" x 8' 11" (3.90m x 2.72m)

House Bathroom

Garage 17' 0" x 13' 9" (5.18m x 4.19m)

Property Information

Tenure Freehold

Potential Rental Price If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1,800 per calendar month. For further information and our terms and conditions please contact the Office.

Council Tax Westmorland and Furness District Council - Band F

Services This property is connected to mains gas, electricity, water and drainage. Double glazing and gas central heating to radiators.

Broadband Superfast broadband is available - Openreach network.

Mobile Services O2 likely service, limited from Vodafone, EE and Three. 5G is predicted to be available around this location from the following providers: EE, Three, 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 From Rydal Road heading towards Grasmere, bear right at the mini roundabout onto Smithy Brow then take the first left onto Nook Lane. Proceed along Nook Lane where Sledhill - painted in a lovely soft shade of pale 'Autumn Stone' - can be found on the left towards the end, just past the University of Lancaster buildings.

What3Words ///intrigues.necklace.goose

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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Sledhill, Nook Lane, Ambleside, LA22

Approximate Area = 1854 sq ft / 172.2 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 2137 sq ft / 198.4 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1313427

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