



The Undercroft

4 St Mary's Cottages, Ambleside Rd, Windermere, LA23 1BA

Guide Price £500,000

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A rare opportunity has arisen to purchase this truly beautiful two bedroom cottage, created within a historic ecclesiastical stone and slate church hall formerly part of St Mary's Church, dating back to the 16th century. Converted in 2006 and retaining much of its traditional Lakeland style. This well proportioned, cottage has modern & luxury fittings throughout including, a newly fitted kitchen, bathroom and shower room, double glazing, Oak doors and central heating with the added benefit of off-road parking for two cars and a pleasant patio garden. Centrally located within level walking distance of the village amenities making this ideal for a range of purchasers and would suit those looking for a holiday letting investment, second home or bolt hole in the lakes or a comfortable permanent home in a convenient and quiet location. The Undercroft is currently a successful holiday let and subject to negotiation would be sold as a going concern if required.

Quietly positioned just out of the village on a private lane, The Undercroft is conveniently placed for the shops, restaurants, amenities and transport services of Windermere enabling easy access to explore the beautiful Lake District countryside. It is easy walking distance from Windermere railway & bus station linking to the West Coast mainline enabling easy access to explore the beautiful Lake District countryside. St Mary's Cottages is a development converted into just 5 units adjacent to St Mary's Church each with private parking and pleasant patio gardens. The Undercroft is situated in the middle of the row offering splendid open plan living area in the heart of the original building, two generous double bedrooms one with en-suite facilities and a separate family bathroom.





Accommodation

Front door leads into;

Entrance Hall

A spacious reception hall with a radiator with plenty of space to store shoes and coats. A door leads through to an inner hallway which has beautiful oak floor, a large built in cupboard and exterior glazed door out into the patio garden.

Bedroom One

A well proportioned double bedroom with large space for a dressing area and wardrobes, original mullioned stone windows to two sides fitted with double glazed windows fitted into the original featured arch style windows.

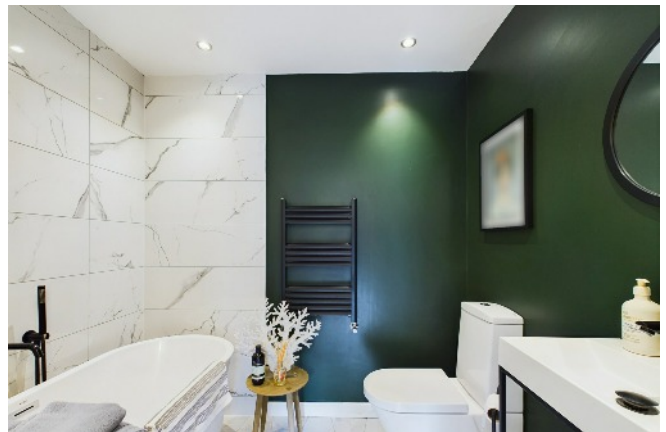


Ensuite Shower Room

Three piece modern suite comprising of a shower cubicle, wash basin set onto a marble plinth, with a lighted mirror above and WC. The shower room is finished with luxury large marble tiles to the walls and tiled flooring and ladder radiator.

Bedroom Two

The second bedroom is also a very generous double/ twin bedroom with plenty of space for wardrobes and a dressing area. There is an under stairs cupboard which is useful for storage.



Bathroom

A stunning, modern bathroom with a three piece suite comprising of a freestanding bath with separate hand held shower. A wash hand basin, on a contemporary black stand with a shelf under and WC. The bathroom is beautifully finished with luxurious marble tiled walls & flooring and a ladder style radiator.

First Floor

Stairs lead up to a large open plan combined living space;

Open Plan Living Room/Dining Kitchen

A fantastic open plan living area featuring high vaulted ceilings with exposed trusses, flooded with natural light from two traditional gothic arched style windows, over looking the outdoor areas with an additional Velux window. There is ample space for a large sofa for those cosy evenings in and in addition there is a partitioned areas leading off the kitchen, which is a very social area currently used as a snug but would also lend itself to a dining area. The kitchen is a bright and airy space with a window over looking the church, newly fitted with a wide range of light walnut base and wall units complemented with a black marble work top. There is a Neff induction hob with extractor fan above, integral fridge, Neff washer/drier & Neff dishwasher.





Outside

To the front of the property is stone flagged pathway leading to the front entrance with two designated parking spaces and additional visitor parking available. To the rear of the property is a lovely patio garden with beautiful planted borders, and fenced with trellis with a pleasant outlook over the church and grounds.

Directions

Leaving Windermere village take the (A591) Ambleside Road heading north, after approximately 200 yards turn left immediately before St Mary's Church down a stone walled narrow lane. St Mary's Cottages is at the end of the lane with parking for The Undercroft on the left hand side.

Services

Mains electric, water, drainage and air source heat pump for the central heating and hot water.

Tenure

Freehold.

Rateable Value

£3,900.00. Actual amount payable £1,946.10 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief.

Internet Speed

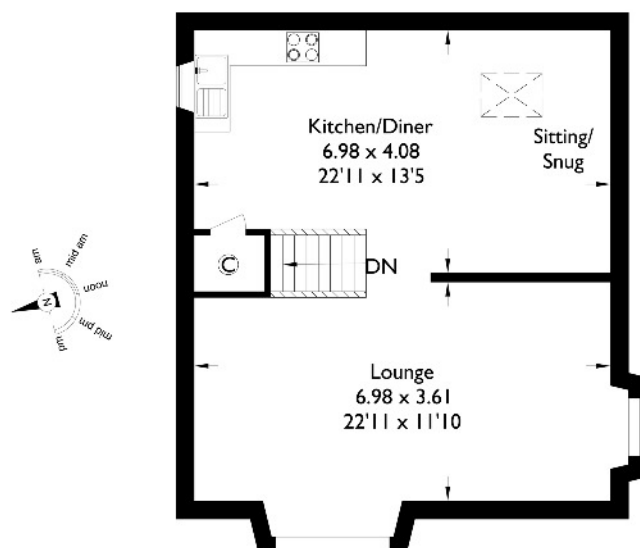
Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.



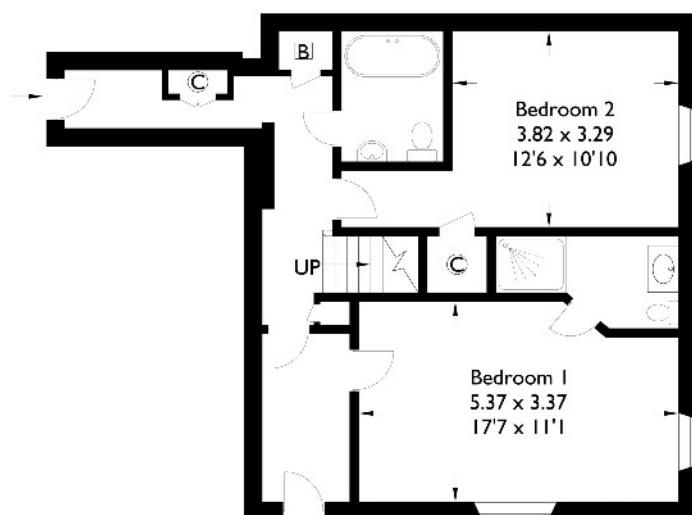
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Approximate Gross Internal Area : 115.27 sq m / 1240.75 sq ft

Total : 115.27 sq m / 1240.75 sq ft



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

**MATTHEWS
BENJAMIN**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.