



# 3 St Mary's Cottages

Ambleside Road, Windermere, LA23 1BA

Guide Price £465,000



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Converted from a former church hall in 2006 in a traditional Lakeland style, this well proportioned two bedroom cottage is beautifully finished and has modern fittings throughout, There is off road parking for two cars and a pleasant patio garden is centrally located within level walking distance of the village amenities.

Quietly positioned just out of the village on a private lane, 3 St Marys Cottages is conveniently placed for the shops, restaurants, amenities and transport services of Windermere enabling easy access to explore the beautiful Lake District countryside. St Marys Cottages is a development converted into just 5 units adjacent to St Marys Church each with private parking and pleasant patio gardens. Number 3 is situated in the middle of the row offering splendid open plan kitchen diner, cloakroom, lounge with door out to the garden and two generous double bedrooms each with en-suite facilities enjoying fabulous views over the Church and its grounds. 3 St Marys Cottages is ideal for a range of purchasers and would suit those looking for a family residence, holiday letting investment property or a private second home.



## Accommodation

Approach to the property is via a flagged pathway which leads to a PVC door providing entry into

## Hallway

Spacious entrance hall with ample space for hanging coats and alcove for shoe storage, which leads into the inner hall-way with stairs up to the first floor.



## Kitchen/Diner

Splendid open plan kitchen and spacious dining area with deep sill window enjoying views to the church. The modern fitted kitchen has a range of gloss wall and base units with a laminate work top incorporating stainless steel 1 ½ bowl sink unit, integrated electric double oven and induction hob with extractor hood over, microwave, fridge/freezer, dishwasher and washing machine. The dining area has ample space for a large family sized table and offers plenty on natural light. There is also plenty of storage including a under stairs cupboard, airing cupboard housing electric central heating boiler and a separate cloakroom leading off the kitchen with WC and wash basin.



## Sitting Room

Fantastic light, airy living space with windows on two sides and into the kitchen diner. A fully glazed door leading out the garden all enjoying pleasant outlooks to the St Marys Church. This good size sitting room has TV point and two radiators.

## First Floor

Landing leading to two bedrooms

## Bedroom One

A well-proportioned double bedroom with large space for a dressing area and wardrobes, windows to two sides including an original feature lancet arch style window enjoying a lovely aspect over the garden.

## Ensuite Bathroom

Well-presented three piece suite comprising paneled bath with glazed sliding screen with shower over, WC and pedestal wash basin with mirror and shaver light above. The bathroom has tiled floor and partly tiled walls.



## Bedroom Two

The second bedroom is also a very generous double bedroom with plenty of space for a wardrobe and dressing area or additional bed. The dormer style window enjoys views out to the church and grounds.

## Ensuite Shower Room

Good size shower room with walk in shower cubicle with mixer, pedestal wash basin and WC. There is a heated towel rail, tiled floor and part tiling to walls.



## Outside

To the front of the property is stone flagged pathway to the front entrance with two designated parking spaces with additional visitor parking. To the rear of the property is a beautiful low maintenance garden with flagged patio area with pathway leading to the rear gate and out to stone chipped area with a bench and space for storage shed.

## Services

Main electric. Electric central heating & hot water.

## Tenure

Freehold. Management company for communal areas.

## Council Tax Band

F

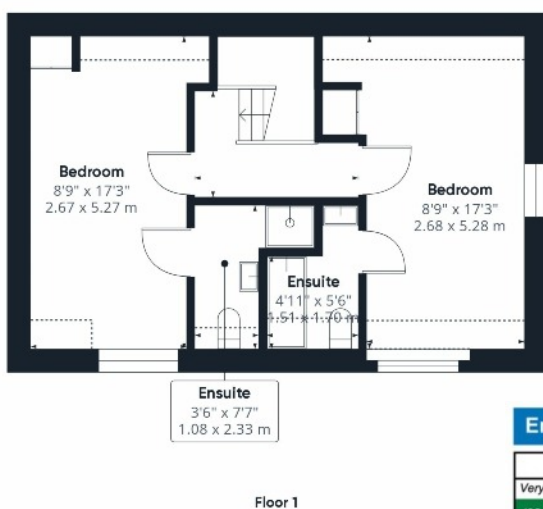
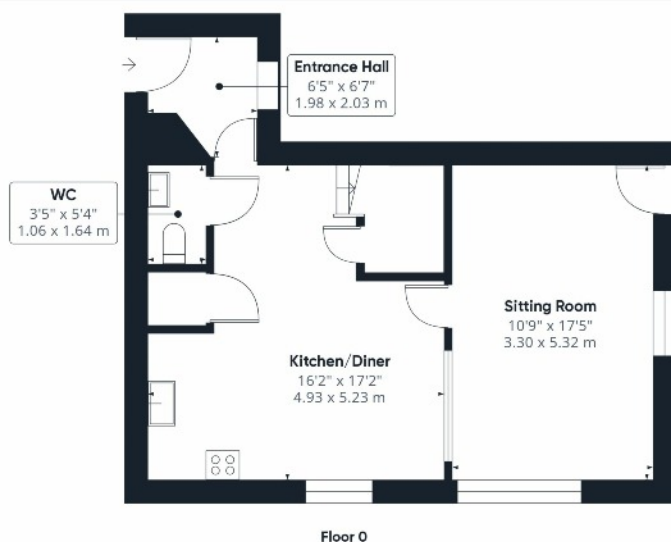
## Internet Speed

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



## 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 No.3 on the left hand side signposted 'Kirkhame'.



MATTHEWS  
BENJAMIN

Approximate total area<sup>iii</sup>

947.25 ft<sup>2</sup>  
88 m<sup>2</sup>

Reduced headroom

54.81 ft<sup>2</sup>  
5.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.