



The Old Post Office

The Old Post Office, Outgate, Ambleside, LA22 0NH

Guide Price £795,000



THE OLD POST OFFICE

Outgate, Ambleside

A beautifully presented and quintessential two/three bedroom Grade II Listed traditional Lakeland cottage. The property has the perfect combination of original character features blended with modern appointments. With lovely views towards Latterbarrow whilst the delightful private garden enjoys lovely south facing country views over the adjacent countryside. It also benefits from an attached garage and there is also parking at the rear of the garden area.

As the name suggests the property was formally a post office which has chocolate box appeal being a detached double fronted traditional Lakeland cottage. The property was extended in the 1980's by a previous owner. It has been sympathetically renovated to a high specification throughout by the current owner bringing the property into the 21st century, whilst still keeping an abundance of characterful features including exposed beams, original flag stone floors, open fire place etc. Newer installations include gas central heating with traditional cast iron style radiators and the creation of a study/third bedroom with downstairs shower room. The property will suit a wide variety of purchasers whether as a delightful main residence or equally suitable as a holiday home/let. We are advised it could generate an annual income of circa £45,900.

The principle garden area which is quite substantial, across the lane provides beautiful panoramic country views with a high degree of privacy.

Set in a picturesque semi rural position with pleasant fell and country views, the property is in the popular hamlet of Outgate approximately 1 mile north of Hawkshead and only a 10 minute drive to the market town of Ambleside which has a wide range of amenities including shops and restaurants, etc. The Outgate Inn is only a stones throw away, whilst the famous Drunken Duck Inn is about $\frac{3}{4}$ of a mile away. There is a large variety of fell and country walks from the doorstep.





Accommodation

Enclosed front porch with recess shelving and internal stable door leading into:-

Kitchen/Diner

14'0 x 12'4 (4.27m x 3.76m)

A beautiful dual aspect farmhouse style kitchen with an excellent selection of quality fitted units with slate work top and up stands. Feature Belfast sink with mixer tap. Integrated appliances include dishwasher, fridge with Rangemaster cooker with four ring hob. Highly useful understair cupboard utilised as a pantry. Original exposed feature beams and original flag stone floor. Delightful country view towards Latterbarrow. Open plan to;

Sitting Room

14'2 x 13'3 (4.31m x 4.05m)

A stunning characterful room with the centre piece being a wood burning stove with stone surround and slate hearth and mantle. Original exposed beams and original flag stone floor. Alcove with recess shelving, TV point and lovely views towards Latterbarrow.





Snug/Bedroom Three

12'6 x 11'8 (3.81m x 3.55m)

A lovely light and airy dual aspect versatile room with partial vaulted ceiling. Attractive view towards Latterbarrow and the surrounding countryside. Leading to:

Bathroom

A stylish three piece suite comprising of a claw foot bath with shower attachment, WC and pedestal wash hand basin. Fully wall tiled with polished slate floor. Electric operated velux window. Heated towel rail and underfloor heating.

First Floor

Landing with shelved cupboard.



Bedroom One

15'0 x 13'10 (4.57m x 4.21m)

Superb and spacious double room with original exposed beams and window seat enjoying splendid views to Latterbarrow.

Bedroom Two

14'7 x 12'9 (4.44m x 3.89m)

Double room with exposed beam and exposed floor boards. Built in wardrobe. Views towards Latterbarrow.

Shower Room

Three piece white suite comprising of corner shower unit, WC and corner wash hand basin. Part panelled walls and electric shaver point.



Outside

To the front of the property there is a good size paved terrace with attractive country views. Whilst the property benefits from substantial yet manageable garden area directly adjacent and across the lane. With split level lawns/ meadow with a mature selection of well established shrubs and trees. A private area providing peace and tranquility benefiting from a delightful south facing aspect with attractive country views. Within the garden are a revolving summer house and wood store. Attached to the house is a single garage with roller door housing fuse box and electric meters with plumbing for washing machine.

Directions

From Ambleside head out on the A593 towards Langdale/Hawkshead, at Clappersgate turn left over the River Brathay signposted Hawkshead. Proceed for approximately 4 miles until reaching the hamlet of Outgate, turn right opposite The Outgate Inn for approximately 100 yards and the property is on the right hand side, with garaging and parking to the side.

<https://w3w.co/fuzzy.nerd.crackled>



Tenure

Freehold. Vacant possession on completion.

Services

All mains service. Gas Central Heating. High Fibre broadband.

Internet Speed

16 Mbps download speed (based on ofcom results)

Council Tax Band

F



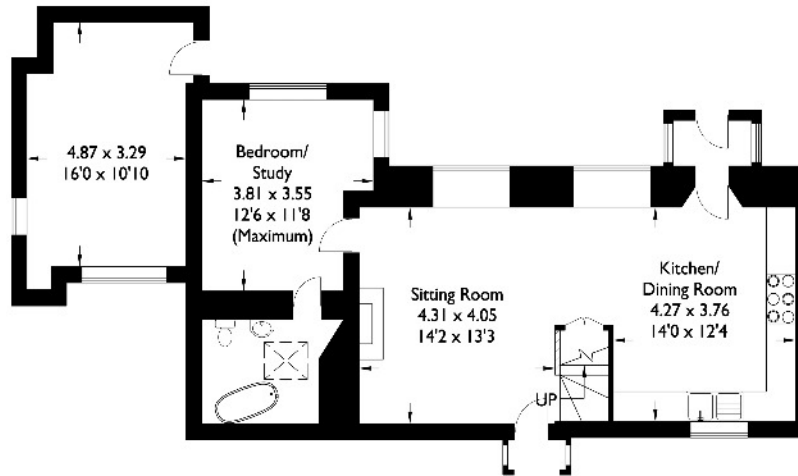
The Old Post Office

Approximate Gross Internal Area : 119.77 sq m / 1289.19 sq ft

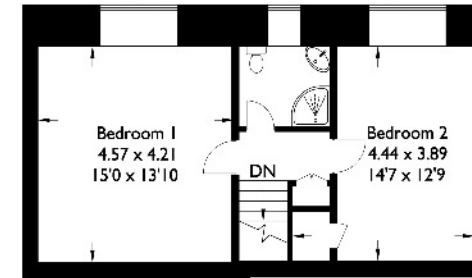
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**MATTHEWS
BENJAMIN**



Ground Floor



First 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

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