



## Rosehill

Lake Road, Ambleside, LA22 0DF

Guide Price £800,000



# ROSEHILL

## LAKE ROAD, AMBLESIDE

An attractive traditional stone built, extended four bedroom semi detached property, superbly placed just a short level stroll from central Ambleside. The location allows one to enjoy walks from the door step and superb views to enjoy. The property is a super home and offers an attractive combination of original characterful and modern appointments. Modernised in recently by the present owners who have created a delightful property. With two reception rooms, kitchen, utility, and a large versatile home study/double bedroom on the ground floor, three further double bedrooms, house bathroom and an en suite. A useful workshop, large detached garage and outside store and mature garden and patio, Rosehill is the perfect family home, weekend retreat or holiday let.

Built circa 1929 with genuine craft and quality, this welcoming, west facing property retains a whole host of delightful original features, from stripped original doors to pleasing curved cornices, high ceilings, picture rails with the added benefit of being recently rewired, and modernised with new boiler, pressurized water system and double glazing. Two genuine cast iron radiators from a Keswick school can also be admired.

Able to enjoy wonderful views at the front towards Todd Crag, Black Fell, Wetherlam, and Coniston Old Man with Wansfell Pike to the rear.

Rosehill is best accessed from Lake Road, onto which it fronts, rather than Old Lake Road at the rear. From the centre of Ambleside head south towards Waterhead on Lake Road, keeping in the left hand lane. Rosehill can be found a few hundred yards along on the left hand side almost opposite the turning into Loughrigg Avenue and is set well back from the road behind a deep well screened garden. There is vehicular access off Lake Road where there is ample car parking for several vehicles. The garage has access from Old Lake Road at the rear.



## Accommodation

### Recessed Porch

Tiled floor. UPVC glazed door leading into;

### Entrance Hall

With attractive laminate wood effect floor and original style cast iron radiator.

### Cloakroom

Useful under stairs storage for cloaks and footwear. Sensor lighting.

### Living Room

*5.77m x 4.29m (18'11" x 14'1")*

A light bright social dual aspect room with feature inset log burner, oak mantel and black slate hearth. Picture rail and fitted white wooden shutters. Lovely west facing views at the front towards Todd Crag and Black Fell.

### Dining Room

*3.53m x 3.61m (11'7" x 11'10")*

A wonderful light room with large bay window with fitted white wooden shutters and views over the garden towards Todd Crag and Black Fell. Original exposed stone fire place. Laminated floor and picture rail.

### Kitchen

*3.35m x 3.66m (11'0" x 12'0")*

A good selection of recently installed cream shaker units with chrome hardware and wooden worktops. Range cooker with gas hob, extractor, built in fridge freezer and integrated dishwasher. White composite sink with chrome mixer tap. Laminated marble effect floor tiles and partial brick effect wall tiles. Wooden venetian blinds. Windows with deep cills overlooking the rear garden. Concealed gas boiler, thermostat consumer unit and electric meter. Rear sage green composite stable door leading to rear garden and patio, access to workshop, coal store/garden storage and steps to garage.

### Utility Room

Built in washing machine, condenser dryer, base unit housing stainless sink unit with chrome mixer tap with wood effect worktop. Window, chrome towel rail, WC and laminated wood effect flooring.





### Front Bedroom Four/Reception

5.28m x 3.07m (17'4" x 10'1")

Generous spacious light multi functional room with high vaulted ceiling, beams, skylight, laminated wood effect floor. Double UPVC patio doors leading out to composite decking. Attractive county views.

### First Floor

#### Landing

Half landing with cosy recessed window seat, window and original hand rail. Cupboard housing Gledhill pressurized water cylinder.

#### Front Bedroom One

4.44m x 2.84m (14'7" x 9'4")

Double bedroom with ample built in storage cupboards and wardrobe. Superb views towards Todd Crag, Coniston Old Man, Wetherlam and Black Fell. White wooden window shutters.

#### En Suite

Spacious three piece suite comprising of enclosed glazed brick tiled shower cubicle, pedestal wash hand basin and WC. White wooden window shutters. Marble tiled effect floor.





### Front Bedroom Two

*2.72m x 3.66m (8'11" x 12'0")*

A good sized double room, with picture rail, inset wardrobe with light and bulk head storage cupboard. Super views over the front garden towards Todd Crag, Coniston Old Man and Black Fell. White wooden window shutters.

### Rear Bedroom Three

*3.3m x 3.71m (10'10" x 12'2")*

A generous double light room with views over the rear garden towards Wansfell Pike. Picture rail and white wooden window shutters.

### House Bathroom

Three piece white modern suite comprising of a panelled bath with mixer chrome tap, shower over and glazed door, WC and pedestal wash hand basin with mono chrome tap. Chrome heated towel radiator, partial glazed brick wall tiles. Loft hatch and obscured window. Tiled marble effect floor.





### Outside

Approached via a private gated drive with numerous parking spaces. Having a surprisingly private front garden with hedged borders, lawn and a paved patio to the front of the property with a greenhouse. Also enjoying a patio area to the rear from where to enjoy a morning coffee. There are outside lights, an outside tap, an external waterproof socket with a power supply and pedestrian access directly onto Old Lake Road from the rear.

### Large Garage

1.5 garage with electric roller door. Concrete floor and Accessed from Old Lake Road, steps lead down into rear garden and patio.

### Undercroft /Workshop

Useful workshop with UPVC semi glazed door, window, electric and concrete floor. Good head height.

### Coal Store

With power and superb storage perfect for storing gardening tools.

### Directions

Although the address is Old Lake Road the property is best approached from Lake Road. As you enter the village passing Hayes garden centre the property is on the right hand side almost opposite Loughrigg Avenue with parking to the front.

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### Services

All mains services. Gas central heating.

### Tenure

Freehold

### Council Tax Band

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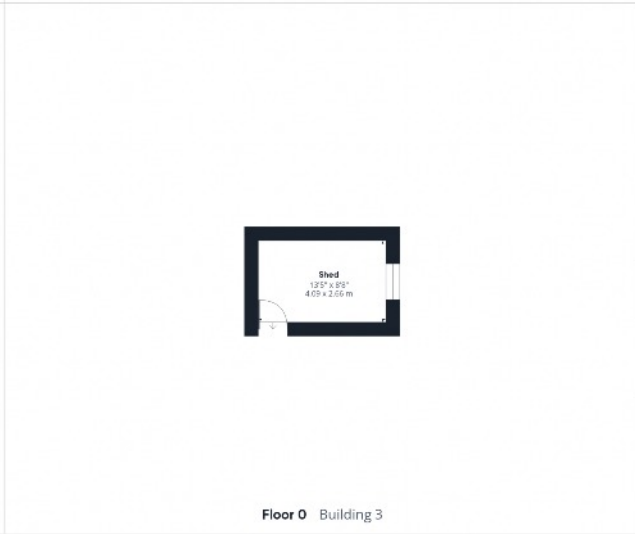
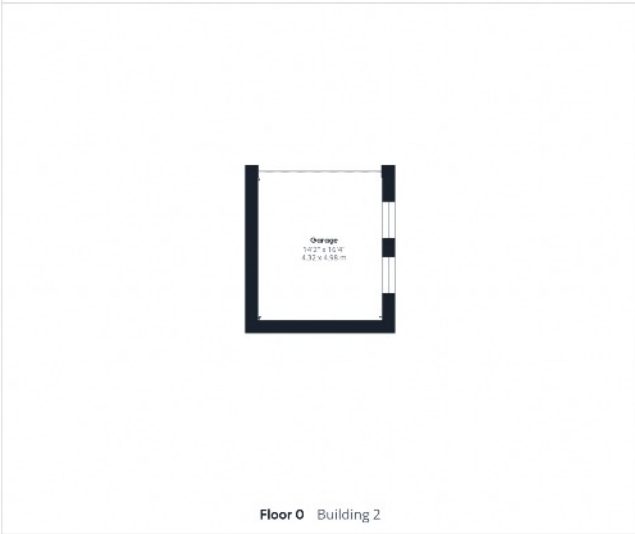
### Broadband

Ultrafast 1000 Mbps download speed (based on Ofcom.com results)



**Approximate total area<sup>®</sup>**  
 1748.82 ft<sup>2</sup>  
 162.47 m<sup>2</sup>

**Reduced headroom**  
 8.62 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

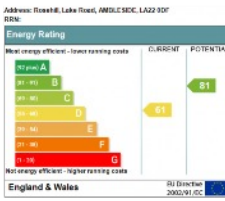


Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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

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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.