



The Arthouse, 4 Waterhead Close

Ambleside, LA22 0AT
Guide Price £825,000



THE ARTHOUSE, 4 WATERHEAD CLOSE

AMBLESIDE

A stunning and immaculately presented luxury 4 bedroom detached property which has three bathrooms including one en-suite. Built in 2015 by highly reputable Cumbrian builders Thomas Armstrong Ltd. Built to a high specification and finished to a 5* standard including many extras including porcelain tiles to the ground floor, granite work top in the kitchen, mock chimney breast in Lounge with Gazlo living flame gas fire. Energy efficiency rating B with modern standards and excellent insulation.

A modern property having the benefit of under floor heating throughout, with individual room thermostats with delightful modern fittings and appointments, hard wood framed double glazed windows among the generously proportioned rooms. Enjoying private parking for at least two vehicles and a spacious garage for useful storage or parking. Additionally, there is a well presented and low maintenance garden with superb elevated patio providing a lovely terrace.

The property will suit a variety of buyers whether as a main residence, second home or a commercial holiday let. Currently a highly successful and well established 5* holiday let with Sykes Cottages. It currently generates a gross income of circa £60,000 pa. The property can be purchased with forward bookings and contents via separate negotiation. Contents are all top quality, Italian leather corner sofa, designer washed oak dining table, top quality beds + linen and wall mounted TV's in every room.

A highly popular development set in a desirable location with Lake Windermere and Borrans Park located approximately 150 metres away. Providing stunning picturesque views across the head of Lake Windermere to the surrounding fells and countryside. Ambleside is one of the most popular villages in the Lake District National Park and has a wide variety of amenities only a short level walk (10 mins) away together with a selection of shops and Lakeland Inns at Waterhead Bay. There are endless fell and country walks from the doorstep.



Accommodation

Open slate porch.

Front Door leading into:

Hallway/Living room

19'7 x 18'6 (5.98m x 5.65m)

A delightful light and airy dual aspect room with views towards Wansfell Pike. Feature porcelain tiled flooring with under floor heating. A real flame effect inset gas fire set within the feature tiled chimney breast. Additional feature wall with Manhattan marble from the ground floor extending to the top of the first floor above the lovely oak staircase with glass panelling and oak skirting boards.

The living room has feature patio doors opening to the rear of the property, a TV point, under stairs cupboard and arch way leading to:

Kitchen/Dining Room

14'2 x 21'9 (4.34m x 6.63m)

Stunning room with a superb selection of contemporary wall and base units with granite work top. Substantial feature island/breakfast bar complimented with granite work top. 1.5 Stainless-steel sink unit with mixer tap. Integrated appliances include dishwasher, oven, five ring electric induction hob, extractor fan, fridge/freezer and built in microwave. Partially wall tiled, TV point and views towards Wansfell Pike. Porcelain tiled floor and partial tiled wall. Leading to;

Utility Room

9'1 x 7'9 (2.77m x 2.37m)

A good selection of wall and base units with work top, stainless steel sink unit with mixer tap, part wall tiled, plumbing for washing machine, separate dryer and secondary fridge/ freezer. Porcelain tiled floor and extractor fan.

Leading to;

Downstairs Cloakroom/Shower room

Excellent three-piece suite comprising of double shower cubicle in mosaic marble with rain head shower, Duravit WC, vanity wash hand basin, fully floor and wall tiled, heated towel rail, illuminated mirror and extractor fan.



First Floor Landing

Loft hatch providing useful storage facility. Airing cupboard housing the cylinder and pressurised system with shelving.

Bedroom One

14'6 x 12'8 (4.43m x 3.86m)

A stunning king size master bedroom with feature vaulted ceiling, floor to ceiling glazing windows with patio doors allowing access to the terrace. TV Point. Remote control blinds.

En Suite Shower Room

Beautiful three piece suite comprising of double shower cubicle with rain head shower and shower attachment, Duravit WC, vanity wash hand basin. Fully porcelain tiled floor and fully wall tiled. Heated towel rail, illuminated mirror, electric light/shaving point and extractor fan.





Bedroom Two

14'5 x 11'6 (4.41m x 3.53m)

Spacious double room with attractive towards Wansfell Pike and TV point.

Bathroom

Beautiful three piece suite comprising of panelled bath, Duravit WC, vanity wash hand basin. Fully floor and wall tiled. Heated towel rail, illuminated mirror, electric light/shaving point and extractor fan.

Front Bedroom Three

12'8 x 11'10 (3.88m x 3.63m)

Double L shaped room with twin Velux windows giving a delightful view towards Wansfell Pike. Remote control blinds and TV point.

Rear Bedroom Four

12'4 x 6'4 (3.78m x 1.95m)

Spacious single room which could also be used as an office. View over the rear garden and TV point.





Outside

The property is approached by a private paved drive with parking for approximately two vehicles. Attached single garage with up and over door, benefiting from tiled floor, housing the fuse box and Potterton gas central heating boiler, electric points, and rear glazed patio doors.

From the rear Garage and Livingroom there is a split-level paved patio with water fountain and electric points. With steps leading up to secondary terrace, which is partially sheltered off the master bedroom. A manageable low maintenance garden with a selection of shrubs and bushes, sweeping graveled footpath leading down to the side gate.

Directions

Entering Ambleside from the south on the A591, turn left at the traffic lights, continue along this road and turn immediately right into Mclver Lane after The Regent Hotel. Continue up Mclver Lane for 50 metres and turn left into Waterhead Close.

<https://w3w.co/manifests.watch.soaks>

Services

All mains services connected. Gas central heating, individual thermostatically controlled rooms and wet under floor heating throughout. Solar panels.

There is an annual maintenance charge of approximately £215 for the communal areas. (2024-2025 paid).

Inset 2kwh solar roof panels producing useful electricity for the property and an additional income of circa £240 per annum from sale of excess power to the grid.

Tenure

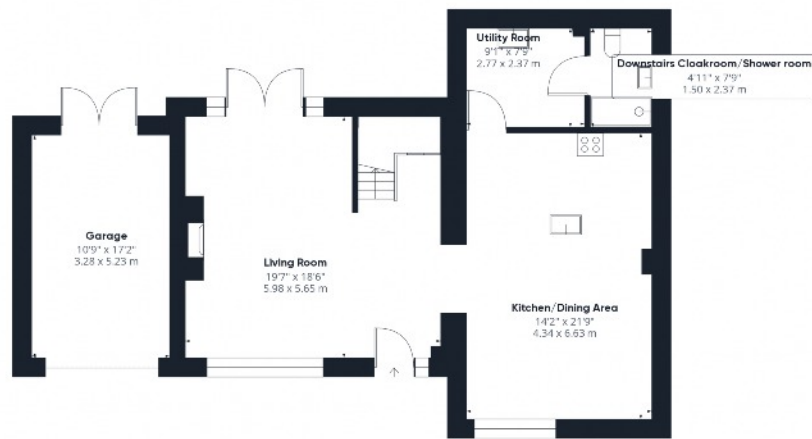
Freehold

Broadband

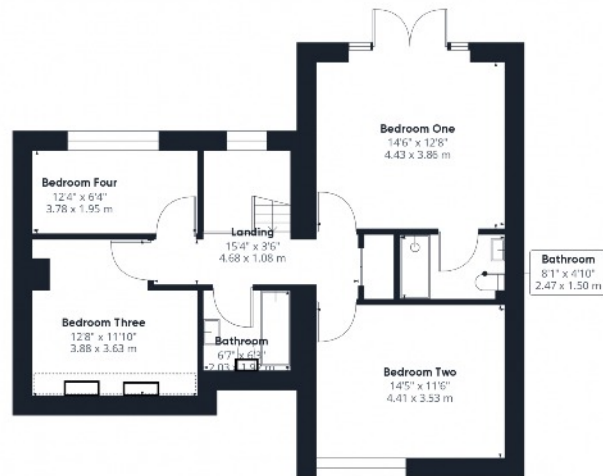
Superfast 42Mbps download speed (based on Ofcom.com results).

Rateable value

£4,550.00. Actual amount payable £2,270.45. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1739.15 ft²
161.57 m²

Reduced headroom
20.11 ft²
1.87 m²

(1) 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.

GIRAFFE 360



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.