



Beckside

Gale Rigg, Ambleside, LA22 0AZ

Guide Price £575,000



BECKSIDE

GALE RIGG, AMBLESIDE

Beckside is an immaculately presented three bedroom semi detached bungalow. Enviably positioned in an elevated quiet location above the town. Enjoying lovely fell and country views with ideal low maintenance garden. Off road parking and garage.

The sale represents an ideal opportunity to acquire a superb property which has been modernised and extended by the current owners over the years. A large extension completed in 2019 added an extra bedroom, shower room and utility room. In addition it was also completely modernised by the vendors including rewiring, UPVC double glazed windows throughout, glazed composite doors, internal oak doors, USB plug sockets, mains powered smoke and carbon monoxide alarms and fitted window blinds to the majority of windows.

Beckside enjoys a lovely sunny aspect and views from all rooms towards Wansfell Pike, Loughrigg and Wetherlam. The property has a reasonable sized manageable garden and will suit a variety of buyers as either a holiday let/retreat or permanent home.

Beckside is set in a gently elevated position above this most popular Lakeland town with western aspect. The property is in a peaceful position above the town but is also easily accessible to the wide variety of amenities close at hand only a few minutes walk away including an excellent variety of shops, restaurants, library, doctors and post office etc.



Accommodation

Green slate feature curved stone steps with pitched roof open porch, outside sensor lanterns to front elevation and tap.

Semi glazed composite door leading into:

Hallway

A wide hallway with cloaks hooks. Parquet effect flooring, inset lights, modern radiator and loft hatch. Loft ladder, partially boarded with electric. Leading to;

Kitchen/Diner

12'11 x 11'11 (3.95m x 3.64m)

Semi glazed oak door into a light bright room. L shaped white shaker base, wall and display units, stainless steel 1.5 sink unit with chrome mixer tap with dark wood effect worktop. Integrated appliances include four ring gas hob, electric oven, stainless steel extractor chimney hood, undercounter fridge and undercounter freezer and slimline dishwasher. Part wall tiled and linoleum flooring. View towards Wansfell Pike. Vertical radiators, fitted Duette Luxaflex blinds on door and window and inset lighting. Mains powered smoke and carbon monoxide alarms.

Glazed rear door with steps down to rear fully glazed porch with radiator, tiled floor, cloaks hooks and lantern. Direct access to rear patio.





Living Room

14'4 x 12'1 (4.37m x 3.69m)

A light room with a central point of a cosy Firefox multifuel stove placed on a slate hearth with oak mantle piece. Satellite/TV point, telephone point, inset lighting and mains powered smoke alarm. Sliding patio doors to access the rear patio and two modern vertical radiators. View towards Wansfell Pike.

Utility Room

A very useful cloaks and laundry room. Tall storage cupboards, one of which is an airing cupboard with radiator, mains water and water meter. Plumbing for washing machine and dryer, Worcester boiler, and consumer unit. Extractor fan, inset lighting and fitted vision window blind. Glazed composite door with perfect fit pleated blind leading to the garden and patio areas. Hive, mains powered smoke and carbon monoxide alarms.

Shower Room

White three piece suite comprising corner glazed shower cubicle with chrome fittings, WC and wall hung curved gloss vanity unit housing composite sink with chrome mono tap and generous bathroom mirrored cabinet with shelves. Fully wall and tile effect flooring. Dual fuel chrome ladder towel rail, inset lighting, extractor and obscure window and fitted vision blind.

Bedroom One

12'6 x 11'3 (3.82m x 3.44m)

Generous double room with an array of fitted wardrobes, dressing table, drawers and matching bedside cabinets. Fitted visage blind and wonderful views over towards Loughrigg. TV point, telephone point and inset lighting. Mains powered smoke alarm.



Bedroom Two

9'5 x 10'9 (2.89m x 3.30m)

A spacious double room with attractive views towards Loughrigg Fell. Inset lighting, TV, Telephone points, fitted Facette Luxaflex blind and mains powered smoke alarm.

Bedroom Three

8'9 x 10'8 (2.67m x 3.67m)

Double room with inset lighting, TV point, fitted visage blind and wonderful views of Loughrigg over the front patio. Mains powered smoke alarm.

House Bathroom

Three piece white suite comprising of pannelled bath with chrome shower attachment and glazed scree. Pedestal wash hand basin and WC. Bathroom cabinet, glass shelf, dual fuel chrome ladder towel rail, inset lighting and fitted Duette Luxaflex blind with obscured window. Fully wall and floor tiled.





Outside

The front of the property is approached via a neat flagged path that leads also to the rear of the property with incorporated complementary gravelled areas. Raised terraced Lakeland stone walls have been erected to create curved landscaped areas that include easy to maintain flower beds and a wonderful vantage point to sit and enjoy the superb views of Loughrigg. Bordered by hedging and two gates. One to the path and the garage and one to the lawn of Gale Rigg House opposite. The property also has the right to use the adjacent communal lawn garden belonging to Gale Rigg House.

Beckside has the right to park 2 vehicles in front of the garage.

Semi detached garage

8'2 x 19'6 (2.50m x 5.97m)

With up and over door. Stainless steel sink unit and worktop and both hot and cold water supply. Fire proofed boarding. Telephone and internet points, perfect for use as a home based office. Fitted shelving and outside light.

Directions

From our office continue up Kelsick Road, turn right onto Lake Road and then immediately left onto Old Lake Road. Take the next left junction and turn immediately right onto a private road that leads to Gale Rigg and Gale Park, proceed up the road veering left with a selection of garages on the right and Beckside owns the last garage on the right next to the large lawn.

<https://what3words.com/purified.pokers.buying>

Tenure

Freehold. Vacant possession on completion.

Services

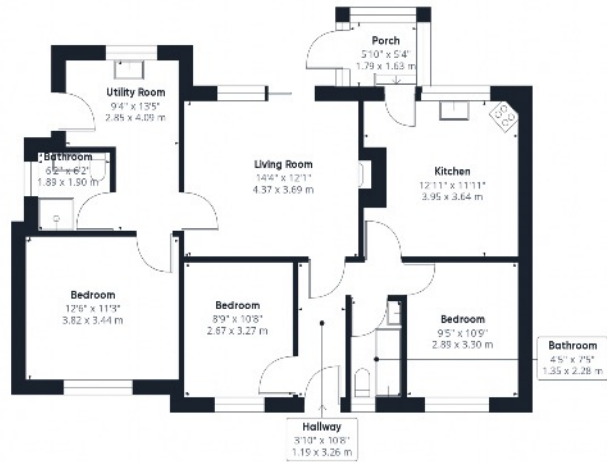
All mains services are connected with gas central heating. Gas and electric meters external fitted with smart meters.

Council Tax Band

D

Broadband

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



Floor 0 Building 1



Floor 0 Building 2

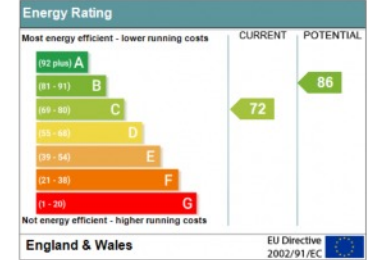
Approximate total area¹⁾
 1091.32 ft²
 101.39 m²

¹⁾ Excluding balconies and terraces

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

GIRAFFE360

Address: Beckside, Gale Rigg, AMBLESIDE, LA22 0AZ
 RRN:



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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