



Fountain Cottage

Chapel Stile, Ambleside, LA22 9JJ

Guide Price £500,000

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Chapel Stile, Ambleside

A beautifully presented two bedroom and two bathroom traditional Lakeland slate cottage nestled in the pretty Langdale hamlet of Chapel Stile. This 19th Century cottage is spread over three floors which has an excellent combination of original character pieces and modern contemporary fittings. A light and airy property enjoying delightful West facing views towards Lingmoor Fell. Useful bike store.

A wonderful stone built cottage presented to a high standard, which has been sympathetically refurbished and modernised in recent years with a delightful combination of original character benefiting from old oak beams, stone floors and thick walls yet with modern appointments. Including full UPVC double glazing, wood burning stove and new heating system. Having the advantage of two bathrooms including one en suite.

A well established and successful 4* holiday cottage, presently let with privately and generates an annual income of circa £40,000 pa. The property is being sold with the benefit of forward bookings and the majority of contents.

Ideally positioned in a gently elevated position in the quiet village of Chapel Stile in the centre of Great Langdale in the heart of the Lake District National Park. The property is close to a variety of amenities including the general store/café and a short walk to Wainwrights Inn. Also to enjoy is the Landgale Leisure Club and there are an abundance of walks, climbs and bike routes from the door step. The popular market town of Ambleside is approximately 4 miles away with a more extensive range of amenities.





Accommodation

Front stable door leading into an attractive and spacious reception area with original flagged floor, telephone point, window seat and exposed beam. Storage cupboard and cloaks hooks.

First Floor

Kitchen/Diner

Attractive and well presented dual aspect room with a good selection of wall, display, corner carousel unit and base units. Stainless steel sink unit and mixer tap and wood effect worktop. Integrated appliances include four ring electric hob, extractor electric oven, dishwasher, under counter fridge and freezer. Plumbing for washing machine, TV point and loft hatch. Part tiled walls and fully floor tiled. Social area for dining. Lovely views from window seat over the surrounding countryside to the Langdales.

Stepping down into:-

Living Room

A well proportioned dual aspect room with multifuel Stovax stove set on a traditional slate hearth. Feature window seat, loft hatch and TV point. Patio doors leading onto a south facing balcony giving stunning panoramic views of Lingmoor Fell and to the front there are lovely views towards the Church.





House Bathroom

Attractive four piece white suite comprising corner shower cubicle, panelled bath, WC and pedestal wash hand basin. Two heated towel rails and extractor. Tiled floor and walls. Understair cupboard housing Heat Rae Sadia boiler and fuse box, electric meters, consumer unit and pressurised system.

Steps down to:

Bedroom One

Attractive double room with exposed beam, TV point and attractive view towards Lingmoor Fell.

En Suite Shower Room

Three piece suite comprising corner shower cubicle, pedestal wash hand basin and WC. Heated towel rail, extractor and exposed beam. Vanity cupboard and tiled floor.



Lower Ground Floor

Lobby with under stairs cupboard.

Bedroom Two

Twin room with exposed beams, alcove cupboard, TV point and rear glazed door providing access to the rear. Attractive views towards stunning countryside.





Outside

The property benefits from a wonderful balcony with a sunny aspect that offers a haven to relax and enjoy the stunning countryside views of Lingmoor Fell. There is a small shed reached by going out of the front door and turning left then left again and the shed door is marked with Fountain Cottage. Whilst the owners do park and have parked immediately outside the property for 12 years this is not officially owned by Fountain Cottage.

Directions

From Ambleside head west on the A593 signed Langdale/Coniston, once you have come to Skelwith Bridge turn right just before the Skelwith Bridge Hotel, continue for approximately 3 miles into Chapel Stile passing the general store on the right and turn right towards the church before turning left to Fountain Cottage.

<https://what3words.com/indulges.coaster.eating>

Tenure

Freehold.

Services

Mains electric, water and drainage with electric central heating.

Rateable Value

£2,025. Actual amount payable £1,010.48. 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.

Broadband

Superfast 80 Mbps download speed (based on Ofcom.com results).

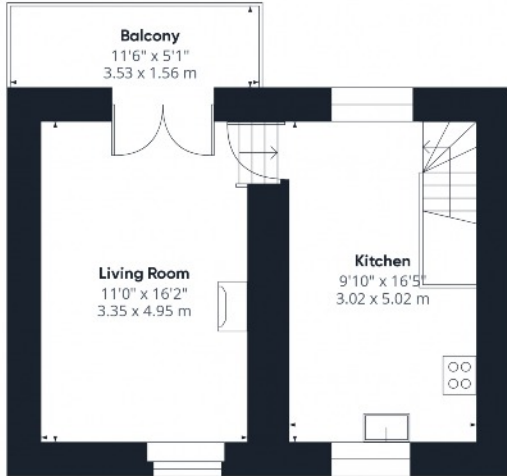




Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total areaⁱⁱⁱ
 898.49 ft²
 83.47 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.

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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

