



Hollybrook

Oaks Field, Ambleside, LA22 9EJ

Guide Price: £675,000

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Oaksfield, Ambleside

Nestled on the edge of the village centre of Ambleside, Hollybrook presents a great opportunity to own a deceptively well proportioned and quirky three bedroom, two bathroom split level semi-detached property, with off road parking, detached double garage and manageable gardens with country views all in a peaceful and relatively private position, providing an escape from the lively village centre. It's an ideal haven for those seeking a break from the daily hustle and bustle.

Presented to a good standard having been well looked after and improved over the years by the current owners, including recent modernisations including new shower room and enlarged hot water storage tank. All tastefully exhibited along with modern fittings and appointments including UPVC double glazing.

Hollybrook is a versatile property equally suitable whether as a family home, as a delightful second home or a fantastic investment opportunity. Historically Hollybrook has been tremendously successful as a holiday let, generated a gross income of circa £36,000.00 in 2022/2023. Guests have pointed out its "ideal location for exploring the lakes and fabulous garden". Currently let via Lakeland Rereats. The property is fully compliant with current standards of fire, gas & electrical safety. Hollybrook is being sold with all forward bookings and the majority of contents with the exception of some personal items, enabling a seamless transition.

Positioned just a short distance from the heart of the village, Hollybrook is conveniently close to Ambleside's historic district. A short leisurely stroll through Peggy Hill's scenic path leads you to the village centre within minutes. There, you'll find charming boutiques, cosy cafes, notable restaurants, and traditional inns to explore. Don't forget the three cinematic experiences the area offers. Ambleside is the vibrant heart of the stunning Lake District National Park.





Porch

As you approach the front door, you'll be greeted by UVPC double glazed porch, providing ample room for your shoes and coats, illuminated by indoor sensory lights. Internal door leading into the hallway.

Hallway

The hallway features a generous window and Velux providing plenty of natural light, along with a useful under the stairs storage cupboard. A contemporary Hive heating system that conveniently allows you to control the temperature right from your phone.

Bedroom One (Ground Floor)

11'7 x 10'0 (3.54m x 3.06m)

This bedroom is a spacious and modern double room, complete with TV point and a sizable window overlooking the front parking area.

Downstairs Shower Room

Features a recently installed contemporary three piece suite comprising WC, a spacious walk in shower cubicle and pedestal wash hand basin. Its modern design is enhanced by details such as a glass shelf, an illuminated cabinet with mirror and an elegantly fully tiled decor.

Stepping down stairs from the Hallway into;

Living Dining room

18'10 x 16'11 (5.75m x 5.16m)

An attractive proportioned room with sliding patio doors allowing access to the delightful rear garden and balcony with covered seating area. A Remote control gas fire and a multitude of radiators add comfort to the room. There is ample space for a large dining table and plenty of furniture. TV point. Currently the property is supplied with SKY TV.



Breakfast kitchen

13'0 x 9'8 (3.97m x 2.95m)

With an attractive selection of wall and base units including display unit and wine rack. Stainless steel sink unit with mixer tap, AEG oven and grill, gas stove cooker and concealed extractor. There is a breakfast bar for casual dining. There is an under counter AEG dishwasher and integrated fridge/freezer. Dual aspect room with tiling detail.



Bedroom Three

13'1 x 9'9 (3.98m x 2.97m)

Presents itself as a well proportioned double room with outlooks onto the rear garden. Thoughtfully equipped with two spacious wardrobes, one of which features an private eaves storage cupboard. This bedroom also houses the mains pressure hot water storage tank within the airing cupboard which was newly fitted May 2023.

Utility Room

9'8 x 9'7 (2.95m x 2.92m)

Having a good selection of wall and base units, stainless steel sink unit and plumbing for a washing machine and tumble dryer. The Worcester Bosch boiler, housing for the electric consumer unit and the water stop tap are located in this room. Space for seating. Leading to;



Family Bathroom

The bathroom consists of a three piece suite, encompassing a panel bath with shower over, WC, and wash hand basin. Contemporary touches such as a glass shelf, a mirror and tastefully tiled.

Conservatory

9'2 x 6'7 (2.80m x 2.00m)

UPVC double glazed windows and door surround a wonderful enclosed seating area with views and easy access out to the rear garden over looking Stock Ghyll.

First floor

Bedroom Two (Master Bedroom)

16'11 x 11'9 (5.16m x 3.57m)

The bedroom offers ample space as a generous double, boasting an abundance of storage thanks to the thoughtfully integrated fitted wardrobes. Enjoy views of the rear garden and Ghyll through the UPVC double glazed window and the convenience of a TV point.





Outside

Approached via a shared private drive with the neighbour and adjoining property. Leading to a generous parking facility for Three/Four vehicles plus the huge benefit of a detached double garage with electricity and water supplies. The garage also has a boarded accessible via fitted ladder roof area for additional storage. Tucked away discreetly behind the garage, a delightful flower fringed terrace provides a charming west facing position for relaxation and enjoying the evening sun.

To the side and rear Hollybrook's thoughtfully maintained garden including a variety of established plants and shrubs along with a blend of patio spaces and inviting seating areas, providing a tranquil setting to appreciate the soothing Stock Ghyll and the extended views of Loughrigg Fell to the West and Wansfell to the East.

A sheltered seating and BBQ area, furnished with enclosed storage units enhances the garden's allure. Notably, this space is designed for ease of upkeep making it a low maintenance yet inviting choice for various gatherings and occasions.

Directions



As you head through the village centre to the north, go past the famous Bridge House turning right at the small mini roundabout signposted Kirkstone, continue up the hill and after the converted St Anne's Church on the right take the second right onto Oaks Field (Private Road) and carry on over the speed bumps and the property is approximately 250m on the right hand side.

Services

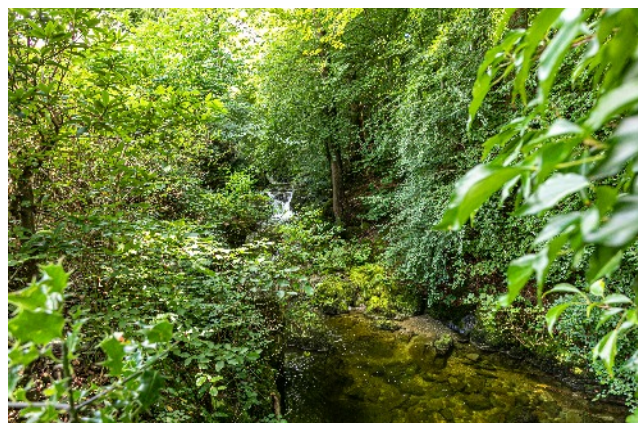
Mains water, electric, gas central heating and drainage.

Tenure

Freehold.

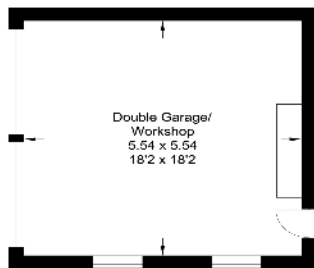
Rateable value

Currently the property is registered for Small Business Rates Relief and has been since 2017. More details can be obtained from the Local Authority Westmorland and Furness Lakeland District Council 01539 733333.

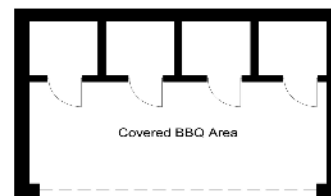


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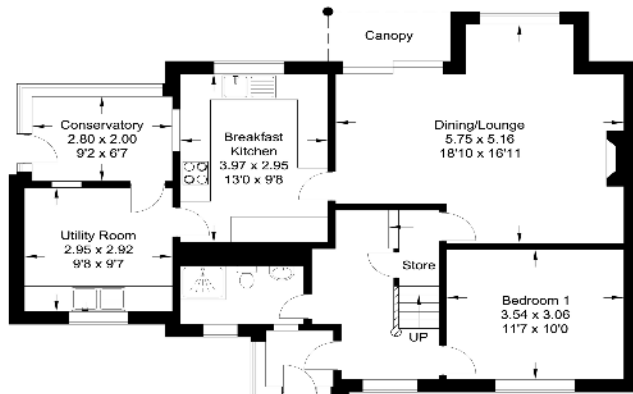
Approximate Gross Internal Area : 116.76 sq m / 1256.79 sq ft
 Garage : 30.69 sq m / 330.34 sq ft
 Outbuilding : 22.71 sq m / 244.44 sq ft
 Total : 170.16 sq m / 1831.58 sq ft



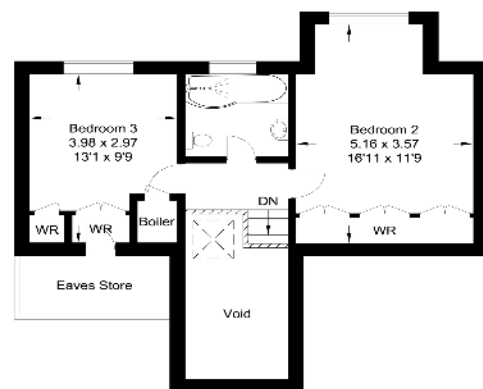
Garage



Outbuilding



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		83 B
69-80	C	71 C	
55-68	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.