



6 Stockghyll Brow

Ambleside, LA22 0QZ

Guide Price £875,000



6 STOCKGHYLL BROW

Ambleside

6 Stockghyll Brow is a superb four/five bedroom detached property. Immaculately presented and extremely well proportioned. The accommodation is spread over two floors with the principal rooms on the first floor being the master en suite bedroom, living room, kitchen, study/bedroom and substantial south facing conservatory. Fully double glazed and centrally heated. The property enjoys private parking, large integrated garage, as well as a fabulous and enviable substantial rear garden providing a relatively child friendly space with stunning panoramic views towards the surrounding Lakeland fells.

A highly versatile property which will suit a variety of purchasers whether as a permanent family home, holiday property or retirement property.

Stockghyll Brow is a popular and well established residential area built in the early 1980's in a peaceful superb location just out of the town centre close to the Stockghyll waterfalls. Conveniently positioned enabling easy access to a large variety of amenities such as cafes, restaurants, public houses, post office and shops etc. There is an abundance of fell and country walks from the doorstep.



Accommodation

Lower floor

Glazed front door leading into:

Hallway

Open staircase with decorative rail and cast iron spindles. Alarm.

Front Bedroom Two

14'0 x 12'11 (4.27m x 3.94m)

Generously proportioned double room with views towards Red Screens across the woodland to the front.

Rear Bedroom Three

14'0 x 9'11 (4.27m x 3.01m)

Spacious double room with built in double wardrobe and views over the rear garden.

Front Bedroom Four

9'7 x 7'3 (2.93m x 2.22m)

Single room or could be used as a study, lovely views towards Red Screens over the woodland to the front.





Bathroom

Spacious white three piece suite comprising of panelled bath with shower attachment. Pedestal wash hand basin, WC, partially wall tiled and electric light.

Internal Hallway

Substantial cupboard providing an excellent storage facility. Internal access to the garage.

First Floor Landing

Glazed door leading onto the balcony with superb views towards Wansfell Pike, Red Screes, Loughrigg and the Langdale's beyond.

Lounge

23'2 x 16'4 (7.06m x 4.97m)

Lovely and spacious L shaped dual aspect room with TV point and views towards Red Screes over the front woodland and rear patio door leading into the conservatory.



Kitchen

14'0 x 8'8 (4.26m x 2.64m)

The kitchen has a selection of white fronted wall and base units, 1.5 stainless steel sink unit with mixer tap, four ring gas hob with electric integrated oven, plumbing for dishwasher, part wall tiled and lovely views over the rear garden and patio. Rear stable door leading into the conservatory.



Bedroom One

15'11 x 13'6 (4.86m x 4.12m)

Large double bedroom with a selection of built in wardrobes and delightful view towards Red Screens over the woodland.



En Suite

Spacious three piece suite comprising of corner shower cubicle, vanity wash hand basin, WC, wall mounted mirror, partly wall tiled with wood effect laminate floor.

Study/Bedroom

12'4 x 8'4 (3.76m x 2.54)

Well proportioned room which is currently used as a study. Views towards the lower slopes of Wansfell Pike.

Conservatory

16'11 x 16'5 (5.15m x 5.01m)

Substantial triple aspect room with feature vaulted ceiling. Partially glazed and partially pine panelled. Beautiful view over the garden and rear terrace towards Wansfell Pike.





Outside

The property is approached by a private tarmac drive with parking for at least two vehicles. Leading to:

Directions

From the centre of the village turn immediately left in between the former Barclays Bank and the Thai restaurant, veer left up to Stockghyll Lane for approximately 1/4 mile and take the first right, veer right and the property is the sixth on the left hand side.

Garage

with up and over door into an excellent L shaped garage with utility area that benefits from wall and base units, stainless steel sink unit and mixer tap, plumbing for washing machine. Worcester wall mounted gas central heating boiler, water tap, gas and electric meters plus consumer unit.

Front garden benefits from an attractive manageable lawn, well stocked borders, patio area with views towards the Langdale's and Wansfell Pike. The side access leads to the rear garden from both sides where you will find a paved terrace with wonderful views towards Wansfell Pike. A beautiful garden with manageable planted shrubs and borders. Sloped garden leads to a substantial level area with feature pond bordered by mature hedges, giving great privacy and tranquility. Panoramic views towards Todd Crag, Fairfield Horse Shoe, Red Screes, Wansfell Pike and the Langdale's.

Services

All mains services are connected. Gas central heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

G

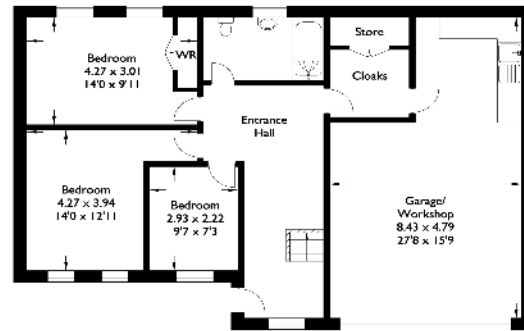
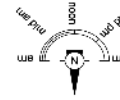
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Approximate Gross Internal Area : 176.66 sq m / 1901.55 sq ft

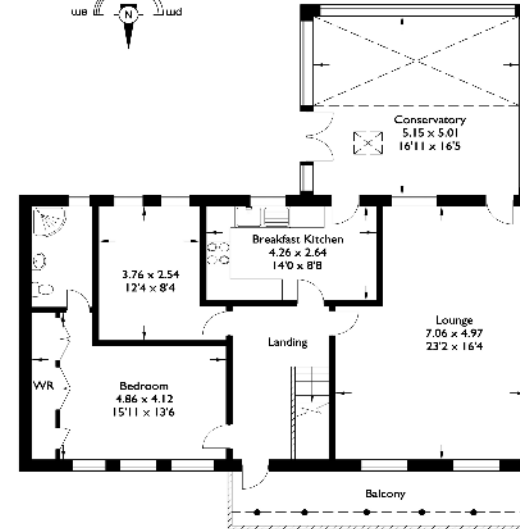
Garage/Workshope : 34.06 sq m / 366.61 sq ft

Total : 210.72 sq m / 2268.17 sq ft

**MATTHEWS
BENJAMIN**

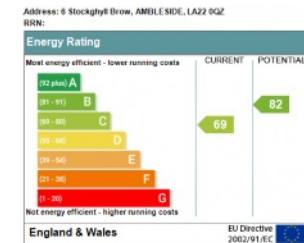


Ground Floor



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.



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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