



Holker House

Compston Road, Ambleside, LA22 9DJ

Guide Price £525,000



HOLKER HOUSE

COMPSTON ROAD, AMBLESIDE

A substantial and traditional Lakeland Victorian property. Extended over the years assisting to create a well proportioned seven bedroom property with two reception rooms spread over three floors. Plus a basement which offers potential.

The property has retained some of the attractive original features including original doors, tiled floor and the staircase. Although having been in the same ownership for many years the property is in need of modernisation, however it does provide highly versatile and spacious accommodation currently with three ensuite bedrooms and an additional house bathroom.

The property has been a family home and they have let up to three bedrooms on a bed and breakfast basis. Obviously, this has potential to be increased.

Located in the centre of this highly popular Lakeland town on Compston Road, enjoying easy level access to all amenities including a wide variety of shops, restaurants, post office etc. Enjoying nearby Rothay Park playing fields and sporting facilities, primary school and Churches, whilst having endless fell and country walks from the door step.





Accommodation

Glazed front door leading to:

Vestibule

Original Victorian feature mosaic tiled floor internal door leading into:

Inner hallway

Benefiting from original banister rail and open stair case.

Dining Room/Living Room

Lovely spacious room with feature bay window, gas effect fire sat on a slate hearth with Lakeland slate surrounding mantel piece and recessed alcove coving's.

Private Lounge

Free standing electric fire (could be an open fire) sat on slate hearth surround and mantel. Recessed cupboard, rear twin patio doors and TV point.

Kitchen

Basic selection of wall and base units with four ring electric hob, electric oven, stainless steel sink unit and mixer tap, part wall tiled with plumbing for washing machine and sky light. Wall mounted gas central heating boiler. Leading through to the rear accommodation.

Enclosed stone staircase leading down to basement/cellar. Useful storage space housing the electric meter and consumer unit. Radiator.

Downstairs Bedroom

Spacious double room with external glazed door to rear courtyard and TV point.

En Suite

Wet room comprising of shower area, pedestal wash hand basin, WC, wall heater and part wall tiled.

First Floor Half Landing



Separate WC

Great views over St Mary's Church to Loughrigg.

Additional Bathroom

Three piece white suite comprising of panelled bath with electric shower over, wash hand basin and WC. Great views over St Mary's Church to Loughrigg. Useful storage cylinder cupboard.

First Floor Landing

Front Bedroom One

Attractive proportioned double room with a sunny aspect, original Victorian painted cast iron fire surround with tiled mosaic and pine mantel piece. Pedestal wash hand basin and corner shower cubicle.

Rear Bedroom Two

Generous double room with views towards Loughrigg. Original Victorian painted cast iron fire surround.

Front Bedroom Three

Sizeable single room, pedestal wash hand basin and TV point.





Second Floor Landing

Large Velux window and loft hatch.

Bedroom Five

Capacious double room, TV point and views towards Wansfell Pike.

En Suite

Three piece white suite including corner shower cubicle, pedestal wash hand basin and WC.

Front Bedroom Six

Single room with great view towards Wansfell Pike. TV point and pedestal wash hand basin.

Rear Bedroom Seven

Light and airy double room with views over the rear to the school play ground and St Mary's Church towards Todd Crag. Tv point.

En Suite

Three piece white suite comprising of corner shower cubicle, wash hand basin, WC, partially wall tiled with electric light/shaver point.

Outside

The property benefits from a small enclosed courtyard with pedestrian access out onto the service lane. This leads out onto Compston Road and Vicarage Lane. The front of the property has a lovely paved area with views towards Red Screes.

Directions

From our office on Kelsick Road proceed onto Compston Road and the property can be found on the right hand side at the end of the first terrace, prior to Matthews Bistro.

<https://w3w.co/confining.shun.steer>

Services

All services are connected. Gas central heating.

Tenure

Freehold. Vacant possession upon completion.

Council Tax Band

A

Rateable Value

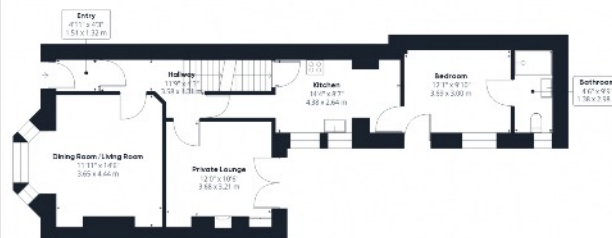
£5,400.00. Actual amount payable £2,694.06 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

Broadband

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



Floor -1



Floor 0



Floor 1



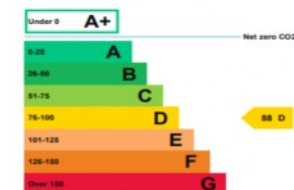
Floor 2

Approximate total area
1970.83 ft²
183.1 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 verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.