



# East Lynne

19 Millans Park, Ambleside, LA22 9AG

Guide Price £450,000

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East Lynne is an excellent four bedroom, two bathroom Victorian terraced property built with traditional Lakeland stone and spread over three floors. The property has been improved in recent years being with new UPVC double glazing and gas central heating. The ground floor enjoys a lounge, kitchen/diner and sizable utility room. Whilst the first floor benefits from two double bedrooms and a bathroom on the half landing. The second floor has additional two double bedrooms and a shower room.

Outside the property has a small patio area to the front and a court yard to the rear and there is a small lean to store and timber shed. Although the property doesn't have private parking, Millans Park has a residents parking scheme.

The property will suit a variety of buyers whether as a main residence, second home or holiday let. Its estimated it could generate an annual income of circa £42,000. Conveniently located in Millans Park, a popular residential area with an excellent combination of holiday/weekend retreats and main residences.

Well positioned only a short level walk to the wide variety of amenities the village has to offer including shops, cafés, post office, public houses, Churches and primary school. With endless fell and country walks from the door step.





### Accommodation

UPVC front door.

### Hallway

Laminate effect wood floor with recessed cupboard housing the consumer unit and electric meter.

### Living Room

Feature bay window with an attractive partial stained glass design. Gas fire set on a slate hearth complemented by an oak mantelpiece.

Internal door from the hallway leading to:

### Kitchen/Diner

The kitchen offers a generous selection of pine effect wall and base units and worktop. Stainless steel sink unit and mixer tap. Integrated appliances include; Beko dishwasher, four ring electric hob, Bosch electric oven, fridge, pull out pantry and extractor hood. Part wall tiled with lovely wood effect flooring.

Understairs cupboard providing useful storage facility with door leading down to:

### Utility Room

A selection of wall and base units with stainless steel sink unit and mixer tap. Plumbing for washing machine and rear UPVC door.





## First Floor Half Landing

### Shower Room

White three piece suite comprising of corner shower cubicle, WC, vanity wash hand basin with mixer tap, fully floor and wall tiled with heated chrome towel rail.

### Bedroom One

Generous proportioned double room with view over the neighbourhood. Vanity wash hand basin with illuminated mirror.

### Bedroom Two

Good sized double room with view over the rear courtyard.

## Second Floor Half Landing

Wide landing enhancing cloaks cupboard housing the Viessmann gas central heating boiler. Loft hatch.

### Bedroom Three

Spacious double room with double dormer window giving attractive view toward Wansfell Pike.

### Bedroom Four

Good sized single room that could easily be used as a double room and great views towards Loughrigg and Todd Crag.

### Shower Room

Three piece white suite comprising of corner shower cubicle, WC, vanity wash hand basin, heated chrome towel rail and extractor fan.





### Outside

The front of the property boasts a small gravelled area adorned with a variety of shrubs. The rear can be accessed from the house or the rear service lane and features UPVC double glazing leading to a charming courtyard area with a former stone built outhouse, now serving as a useful storage facility. Additionally, there is a timber shed providing extra storage space. Millan's Park benefits from a residents parking permit.

### Directions

From the one way system in Ambleside continue up Compston Road turn left just before Zeffirelli's, continue behind the parade of shops passing Millans Court and the converted Methodist Church. The property can be found second on the left after the church. Alternatively follow the one way system around millans park and the property is on the fourth straight.

<https://what3words.com/hazy.cosmic.electrode>

### Services

All mains services are connected. Gas central heating.

### Tenure

Freehold. Vacant possession on completion.

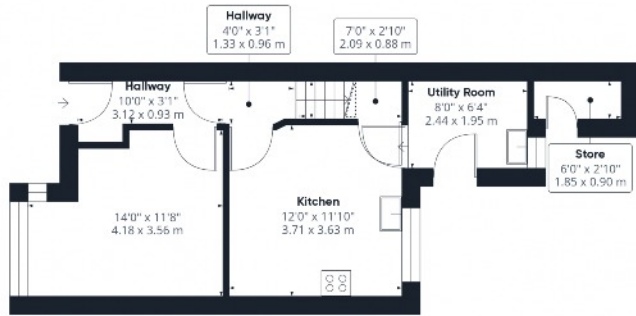
### Council Tax Band

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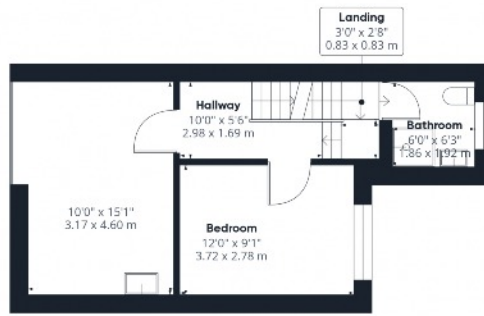
### Broadband

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

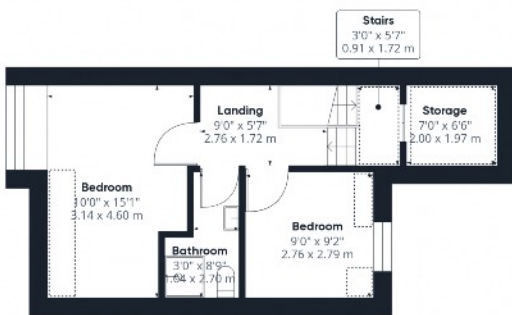




Floor 0



Floor 1



Floor 2

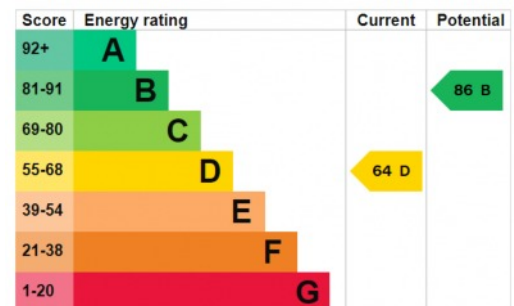
**Approximate total area<sup>(1)</sup>**  
 1218.26 ft<sup>2</sup>  
 113.18 m<sup>2</sup>  
**Reduced headroom**  
 89.34 ft<sup>2</sup>  
 8.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360



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.