



The Old Wool Loft

Church Street, Ambleside, LA22 0BU

Guide Price £435,000

The Old Wool Loft

Church Street, Ambleside

Excellent opportunity to acquire a stunning contemporary one bedroom apartment. Extended and completely transformed around seven years ago, all done to a high specification. Creating a highly desirable and spacious self contained property which is spread over two floors. Private external steps provide access leading up to the fantastic private roof terrace, which provides attractive views over the roof tops of the town towards St Mary's Church and Todd Crag.

The accommodation has a fantastic open plan living/kitchen/diner with separate shower room. The spacious bedroom is on the upper floor with a freestanding feature oval bathtub.

An ideal investment which is a highly successful and well established 4* holiday let. Currently let via Sykes Cottages and has generated an annual income of £39,500 Gross in 2023. Being sold with all forward bookings and the majority of contents are available for £3000.

Located in the centre of this highly popular Lakeland town of Ambleside on Church Street, 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 into:

Hallway

Open plan Living/Kitchen/Diner

A dual aspect room featuring a contemporary kitchen area with a selection of wall and base units and an attractive work surface. Appliances include an induction hob, electric oven, 1.5 sink unit with mixer tap, integrated fridge and dishwasher. The room also boasts attractive patio doors, a feature wood burning stove on a slate hearth and an oak breakfast bar. Cupboard housing the consumer unit and electric meter with a separate cupboard housing the cylinder, washing machine, pressurised system and boiler. Additionally, there are feature twin vertical radiators.



Shower Room

A spacious three piece suite featuring a double shower cubicle with shower wall panels. The bathroom includes grey oak effect laminated flooring styled flooring, wash hand basin, WC, heated towel rail, small cupboard with shelving under the stairs and an extractor fan. Staircase with tiled paneling leading to:

Bedroom

Stunning feature room with vaulted ceiling. King sized bed with triple light and airy aspect. Eaves storage, free standing bath tub with slate shelf, fitted wardrobed and doors. Attractive grey wood effect laminate styled flooring.



Outside

Accessed via a private gated entrance on Church Street, you will ascend some external steps leading up to the terrace. Superb roof terrace giving delightful west facing views towards Todd Crag and St Mary's Church.

Directions

The property is located on Church Street next to The Old Stamp House and above former Radio House. Accessed via a door to the right hand side of radio House next to Lucys on a plate.

<https://what3words.com/refer.sheet.lavished>

Tenure

Freehold.

Services

Mains water, electric and drainage. Electric central heating.

Rateable Value

£1,700.00. Actual amount payable £848.03 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 Westmorland and Furness District Council 01539 733333.

Broadband

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



Floor 1



Floor 2

Approximate total area⁽¹⁾
 743.38 ft²
 69.06 m²

Reduced headroom
 510.76 ft²
 47.45 m²

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	59 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.

