



The Coach House

Skelwith Bridge, Ambleside, LA22 9NH

Guide Price £575,000

The Coach House

Ambleside

A traditional stone built detached house, dating back to 1806 and as the name suggests was formerly a Coach House. An attractively proportioned property providing two bedroom accommodation with sitting room, kitchen/diner, bathroom, separate cloak room and store. Nestled in a superb picturesque rural setting with far reaching and attractive country views. Off road parking and woodland garden.

Although the property does require modernisation it will suit a variety of buyers whether as a main home, retirement property, second home or holiday let as the previous vendor had.

Apart from the superb quiet location the property has the distinct advantage of a private drive to the front allowing private parking and access to the garden, natural woodland garden that enjoys spectacular views across the River Brathay towards Skelwith Fold and Black Fell.

Well placed in the centre of the Lake District National Park at Skelwith Bridge on the edge of the Langdale Valley and approximately 3 miles from the popular market town of Ambleside. In a delightful rural position with splendid views towards the River Rothay. Ideal location to enjoy a plethora of walks from the doorstep together with amenities close at hand including Skelwith Bridge Hotel and Restaurant and the reputable Chester's Café. For a larger variety of amenities Ambleside is only a short drive away.





Accommodation

Glazed front door leading into hall with telephone point, concealed fuse box and electric meter. Leading into:

Cloakroom

With WC and wash hand basin. Plumbing for washing machine and part wall tiled with extractor. Country views.

Store Room

Excellent storage facility housing cylinder and electric boiler with radiator. Ideal cloaks area.

Living Room

Light and airy room with feature bay window providing lovely views towards Black Fell. Open fireplace with attractive oak mantle and slate hearth with inset wood burning stove. Leading through to:



Kitchen/Diner

A variety of wall and base units with work top. Four ring Neff electric hob with extractor, integrated electric oven and fridge. Sink unit and mixer tap. Plumbing for dishwasher. Fitted seating area and corner cabinet and part wall tiled and picture rail. Attractive views across the surrounding countryside towards Black Fell.

First Floor

Split level landing leading to:

House Bathroom

Spacious three piece coloured suite comprising of panelled bath with shower over, vanity wash hand basin with fitted cabinets and WC. Wall mounted mirror, electric shaver point, extractor and heated towel rail. Part wall tiled with lovely country views.

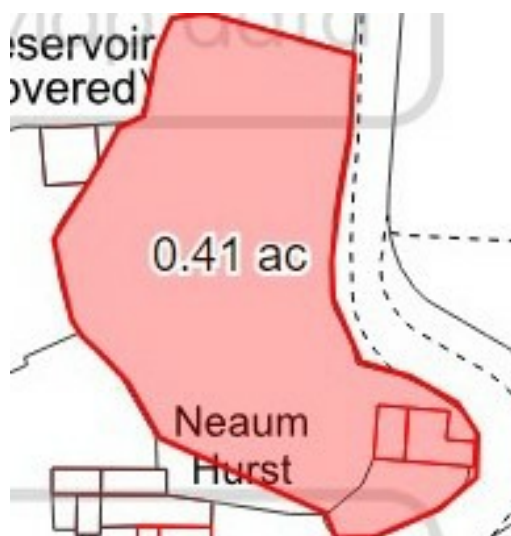
Steps leading up to:

Bedroom One

Spacious double room with original exposed beams. Built-in wardrobe. Slate windowsill giving a spectacular view across the surrounding fields and the River Brathay to Black Fell. TV point and loft hatch.

Bedroom Two

Attractive twin room with exposed beams and double built in wardrobe. Stunning south facing views toward Black Fell and the surrounding countryside.





Outside

The property is approached by a private drive with parking for two/three vehicles. Small paved patio area and a selection of planted shrubs. Lakeland stone steps leading up to natural woodland garden with various footpaths leading around the grounds which we believe to exceed a third of an acre. Leading to a substantial level and private lawn. There are various vantage points with spectacular south facing views across the countryside towards Black Fell and surrounding countryside, across the River Brathay to Skelwith Fold.

Directions

Head out on the A593 towards Coniston, turn right at Skelwith Bridge towards Langdale, turn immediately right at the telephone box up the "Access Only" lane. Continue up the hill for approximately 50 metres and the property will be found on the left hand side.

What 3 Words

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Services

Mains water, electric and shared private drainage. Electric boiler with hot water cylinder and radiators. NEST heating control.

Tenure

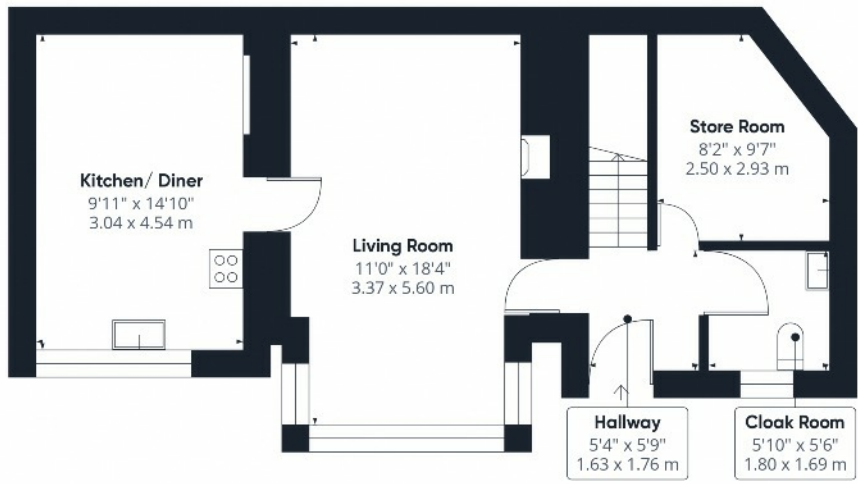
Freehold.

Council Tax Band

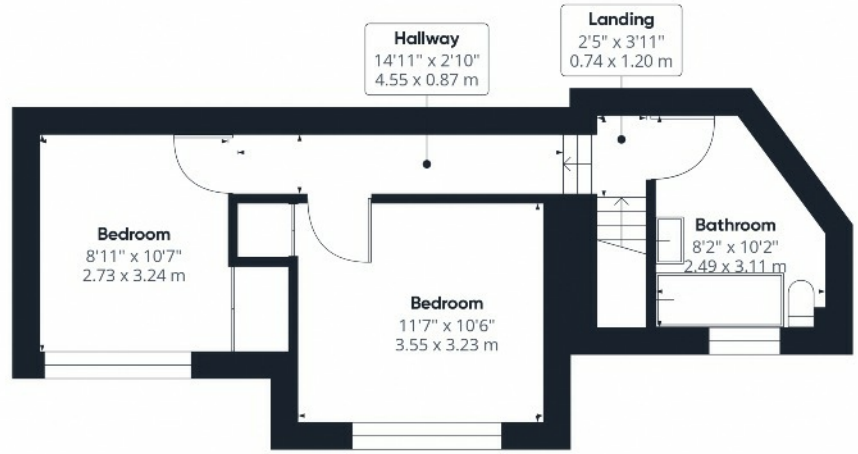
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Internet Speed

Superfast speed of 55 Mbps download and for uploading 10 Mbps as per Ofcom website.



Floor 0



Floor 1

Approximate total area⁽¹⁾
 810.74 ft²
 75.32 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 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.

