



# Duckponds

White Moss, Ambleside, LA22 9SF

Guide Price £800,000

# Duckponds

## White Moss, Ambleside

A superb Grade II listed detached two bedroom/two bathroom Lakeland barn conversion. Recently renovated and modernised to a high specification offering an excellent combination of modern fittings and appointments with traditional materials including a number of original features including exposed beams.

We believe it forms part of an original farmstead which dates back to the 1600s and of which has undergone significant development in recent years. The barn forms part of a development of three stunning properties nestled on the edge of the village.

Suitable for a variety of people as a permanent residence whether retired or just down sizing? Providing an ideal low maintenance property benefitting from modern appointments such as air sourced heating, terraced area and parking for 2/3 vehicles.

Situated in a gently elevated position overlooking the picturesque vale of Grasmere, with stunning views over Silver Howe with breathtaking sunsets across the valley over Sergeant Man.

Grasmere is at the very heart of the Lake District, offering great access to the fells, lakes, tarns and villages and has much to offer the Lakeland resident with a collection of independent shops to browse and a great choice of places for refreshments from quick bites to fine dining.





## Accommodation

Front door leading into;

### Hallway

Delightful wide hall with lovely tiled floor benefiting from underfloor heating. A wonderful feature oak staircase with glass paneling. Understair cupboard.

### Cloakroom

WC, wash hand basin, fully floor tiled, part wall tiled and extractor unit.

### Bedroom One

Attractive dual aspect double room with original exposed beams and walk in wardrobe.

### En Suite Shower Room

Excellent three piece white suite comprising of luxury double walk in shower, wash hand basin, WC, floor tiled and majority wall tiled with extractor fan, heated towel rail and illuminated mirror.

### Bedroom Two

Spacious double room with exposed beams, built in double wardrobe, additional cupboard housing the heating manifold.



## En Suite

Superb three piece white suite comprising of paneled bath with shower over, wash hand basin, WC, fully floor tiled, part wall tiled, heated towel rail, extractor fan and illuminated mirror.



## First Floor

### Staircase leading up to:

Open plan Living/Kitchen/Diner

Stunning room with feature vaulted ceilings with original exposed beams and trusses. A light and airy room with windows to full size including delightful views to Helm Crag and Silver Howe. Former barn doors which are now glazed windows giving beautiful views. Feature electric fire with oak lintel and oak floor. TV point.

Beautiful kitchen from Webbs of Kendal. Contemporary selection of wall and base units with Quartz work top with, sink unit and mixer tap. Five ring induction hob, extractor hood, electric oven, microwave and plate warmer. Integrated fridge freezer, pull out pantry, breakfast bar with Quartz worktop, upstands and display cabinets.



## Utility Room

Velux window, exposed beams, rear door and oak flooring. Glimpse of the Lake.

## Tenure

Freehold. Vacant possession on completion.



## Services

Mains water, electric and drainage are connected. Air sourced Heating.

## Council Tax Band

To be assessed.

## Broadband

Superfast speed of 26 Mbps download and for uploading 3 Mbps.

Duckponds does have a Local Occupancy condition, a purchaser would need to meet the requirement of the property being their 'Only or Principal Home' as a dwellinghouse which is occupied continuously for a minimum period of six months in every twelve month period or comply to 9 months living & working in the locality for only 16hrs. per week





### Outside

The property is approached via a private electric gated drive which leads to two properties. Duckponds benefits from a paved area at the front with lean to store housing the consumer unit and electric meter. The side of the property benefits from parking for at least two vehicles with low maintenance paved terrace. Plant room housing the pressurised boiler cylinder.

### Directions

Heading from Ambleside on the A591, drive past Rydal Water on your left and after the National Trust car parks turn right onto White Moss. Continue for approximately  $\frac{3}{4}$  mile and How Top Farm and Duckponds can be found on the left. Alternatively, approaching from Grasmere, cross over the small roundabout at the head of Stock Lane continuing past Dove Cottage and the Wordsworth Trust properties. Continue up the lane and the property is a further  $\frac{1}{2}$  mile on the right.

what3words: ///blazers.reshaping.excavate

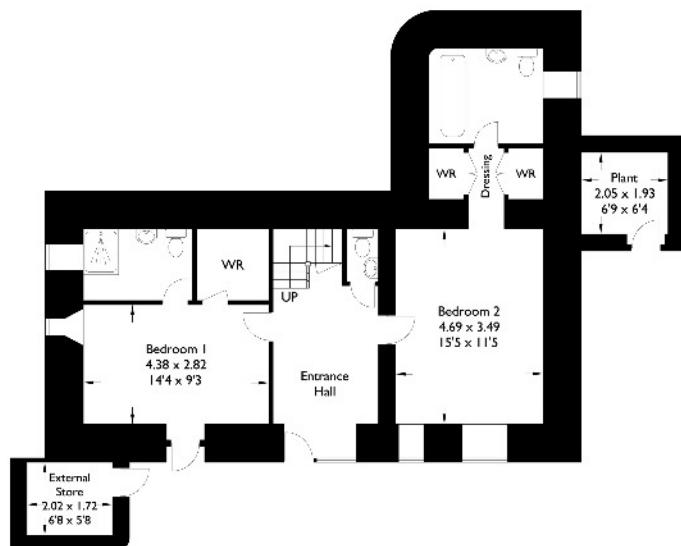
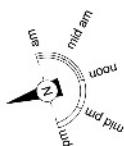


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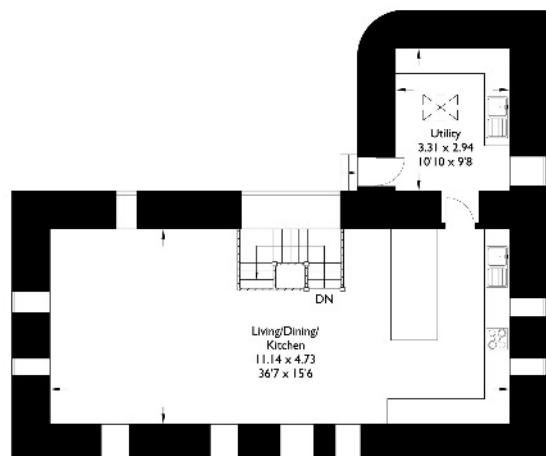
Approximate Gross Internal Area : 134.51 sq m / 1447.85 sq ft

Total : 134.51 sq m / 1447.85 sq ft

MATTHEWS  
BENJAMIN



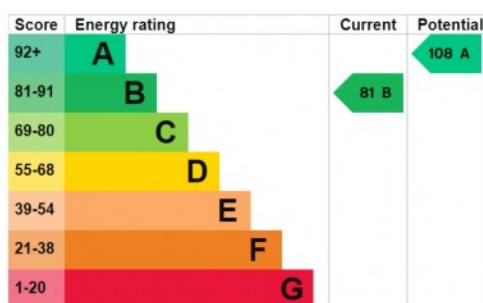
Ground Floor



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.