



Kirkley Bank, Pull Woods, Ambleside, LA22 0HZ

Guide Price: £725,000

MATTHEWS
BENJAMIN



KIRKLEY BANK

PULL WOODS

Kirkley Bank is an attractive and well presented three bedroom, two bathroom link detached house in the Lake District National Park on the outskirts of Ambleside. Offering impressive well proportioned accommodation with two reception rooms. A light and airy property with multiple large windows equating to all rooms enjoying lovely south facing country views across the adjacent countryside.

The property is a well established and successful holiday letting property, and is being sold with forward bookings and the majority of contents except personal items. Let via Lakeland Retreats where more information may be obtained. The gross income in 2024 was £29,500.

However it will suit a variety of buyers whether as a main residence, holiday property or weekend retreat. An ideal lock up and leave property.

Benefiting from an attractive yet manageable south facing garden with a terrace attracting a delightful sunny aspect. Generous parking for at least four vehicles with room to also park a boat.

Set in an idyllic location offering peace and tranquillity. Kirkley Bank is nestled between the villages of Hawkshead and Ambleside. Positioned within a manageable plot with attractive gardens bordering open countryside with lovely south facing field and country views.

With endless fell and country walks from the door step. Lake Windermere close by and the highly popular Drunken Duck Inn only half a mile away.

DIRECTIONS

Leave Ambleside on the A593 heading towards Coniston, turning left over the river Brathay onto the B5286 signposted for Hawkshead. After approximately 1 mile past the entrance to Skelwith Fold Caravan Park. The property entrance is the third on the right after a left hand bend at the bottom of the hill before the turning to the Drunken Duck Inn.



ACCOMODATION

Glazed front door leading into vestibule with telephone point.

Leading to:

LIVING ROOM

Delightful dual aspect room with feature window and slate windowsill. Providing delightful views towards Wansfell Pike and surrounding countryside. Multi fuel stove set on a slate hearth with oak mantle. TV point.

DINING ROOM

Attractive room with double patio doors leading out onto patio. Excellent views across the garden towards adjacent countryside. Under stair cupboard providing useful storage facility and meters.

KITCHEN/DINER

Dual aspect room with an attractive selection of wall and base units with a combination of slate and oak effect work top. Appliances include 1.5 stainless steel sink unit with mixer tap, gas cooker and extractor. Plumbing for dishwasher. Wall mounted Worcester gas boiler. Part wall tiled and slate tiled floor. Attractive views over the countryside.

Stable door through to;

BOOT ROOM

External glazed stable door and plumbing for washing machine, slate tiled floor.

SHOWER ROOM

Three piece white suite comprising of corner shower cubicle, wash hand basin and WC. Wall mounted illuminated mirror and extractor. Polished slate tiled floor.



FIRST FLOOR

Landing
With Velux window.

BEDROOM ONE

Attractive double dual aspect room with feature picture window with beautiful south east facing views across the countryside towards Wansfell Pike. Built in cupboard over the stairwell.

BEDROOM TWO

Attractive double dual aspect room with country views.

BEDROOM THREE

A twin room with views over the countryside.

BATHROOM

Three piece white suite comprising of panelled bath with shower over, pedestal wash hand basin and WC. Heated towel rail, wall mounted mirror and extractor. Built in linen cupboard.







OUTSIDE

The property is approached by a private drive of which the neighbouring property has a right of way over the initial drive. Leading to private designated parking for three/four vehicles with enough space to park a boat. Gated access to a level terrace which could also be used for additional parking. Delightful south facing manageable garden with lawn and feature stream. Tiered selection of mature shrubs and bushes with panoramic views towards Wansfell Pike.

SERVICES

Mains gas and mains electric. Private shared drainage (installed 2023) and Shared private water. Gas fired central heating.

TENURE

Freehold.

RATEABLE VALUE

The current owners are on National Non Domestic rates the property is subject to Small Business Rate Relief. More details can be obtained from the Local Authority Westmorland & Furness District Council 01539 733333.

WHAT3WORDS

///level.tentacles.vase

BROADBAND

Superfast speed potentially available from Open-reach of 80 Mbps download and for uploading 20 Mbps.

MOBILE

Indoor: Three is reported as 'limited' for both Voice and Date services. EE, O2 and Vodaphone does not report providing any services.

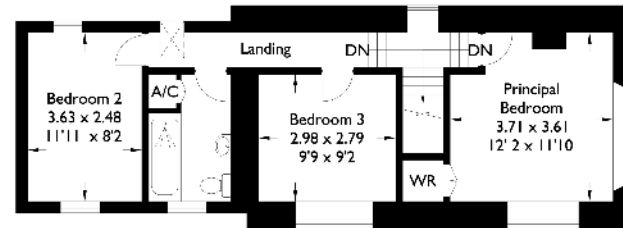
Outdoor: EE, Three and O2 are reported as 'likely' for both Voice and Data services. Vodaphone is reported as 'limited' for both Voice and Data services.

Broadband and mobile information provided by Of-com.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Kirkley Bank

Approximate Gross Internal Area : 108.76 sq m / 1170.68 sq ft
Total : 108.76 sq m / 1170.68 sq ft



First Floor



Ground 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.

MATTHEWS
BENJAMIN

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.

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