



2 Church View

Chapel Stile, Ambleside, LA22 9JJ

Guide Price £425,000

2 Church View

Chapel Stile

An ideal opportunity to purchase, a beautifully presented traditional two bedroom mid terrace characterful Lakeland cottage. Benefiting from a complete renovation by the current owner the property has been reconfigured, with new roof, kitchen, double glazing, bathrooms, re wired, re plumbed, new staircase, oak doors and attractive door furnishings. With delightful open plan living/kitchen with slate flagged floor.

It enjoys delightful views towards the Church and west facing views over the village towards Lingmoor Fell. 2 Church View has the advantage of an outside store and private split level terrace across the lane. The property would suit a variety of buyers whether as a weekend retreat/holiday home, holiday let or retirement property. We believe it could generate an annual income of circa £35,000- £40,000 according to Let Me stay.

Situated in the quiet village of Chapel Stile in the Langdale Valley in the heart of the Lake District National Park. In a popular position with lovely fell and country views towards Lingmoor and surrounding Lakeland countryside, with endless fell and country walks from the doorstep. The property is close to a variety of village amenities including local general store/café and public house. Ambleside is four miles away where there are a wider range of amenities including numerous shops, highly regarded restaurants, three cinemas, Church, recreational park and Lakeland inns etc.



Accommodation

Glazed stable door leading into:

Open plan Kitchen Diner

A lovely light and airy dual aspect property with original characterful features, exposed beams, open fireplace with exposed stone, oak lintel and slate flagged floor.

Feature window seat giving fantastic views over to the adjacent countryside towards Lingmoor Fell. Concealed electric meter and consumer unit.

Kitchen area has a selection of contemporary grey wall and base units with tactile quality granite work surfaces and upstands. Stainless steel sink unit with mixer tap. Integrated appliance include a four ring induction hob, electric oven, dishwasher and fridge. Extractor fan. Highly useful under stair cupboard/utility room with plumbing for washing machine and housing an electric wall mounted boiler. Base units and worktop.

An additional understair cupboard proving useful storage facility with the water cylinder and inverter. Plumbing for washing machine.

Open staircase leading to:

First Floor

Landing with exposed beams.

Front Bedroom One

The main bedroom is a double L shaped room with exposed beams enjoying a good view over the front terrace towards the Church and Silver Howe beyond. Electric wall heater.

Ensuite

Modern three piece white suite comprising of a corner shower cubicle, WC and vanity wash hand basin. Electric heated towel rail, extractor and exposed beams. Superb country views. Tile effect flooring and partial tile effect walls.

Front Bedroom Two

Double room with characterful beam and views to the front of the property to the Church. Electric wall heater.

Ensuite

Three piece white suite comprising of double shower, WC and vanity wash hand basin. Heated towel rail, extractor and wonderful views towards Lingmoor Fell. Tile effect floor and partial tile effect walls.

Outside Store

Across the lane, through a bright green door with the numbering "2" you can find a spacious outdoor store for all your storage necessities.

Outside

The property benefits from a split level flagged terrace and an ideal low maintenance garden area.

Services

Mains water, electric and drainage with electric heating. Solar heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

D

Directions

What 3 words: //intrigued.battling.wicket

From Ambleside head west on the A593 signposted Langdale and Coniston, once you have got to Skelwith Bridge turn right just before the Skelwith Bridge Hotel, continue for approximately three miles into Chapel Stile passing the Co op/general store on the right hand side, then bear to the right and then left. The property is second on the left opposite the small common area.

Broadband

Super speed potentially available from Openreach of 80 Mbps download and for uploading 20 Mbps.

Mobile

Indoor: EE is reported as 'likely' for both Voice and Data services. Three, O2 and Vodafone does not report providing any services.

Outdoor: EE and Three are reported as 'likely' for both Voice and Data services. Vodafone is reported as 'limited' for both Voice and Data services. O2 is reported as 'limited' for Voice data however does not report on providing any Data services.

Broadband and mobile information provided by Ofcom.





Approximate total area⁽¹⁾

582.88 ft²

54.15 m²

Reduced headroom

5.62 ft²

0.52 m²



(1) Excluding balconies and terraces

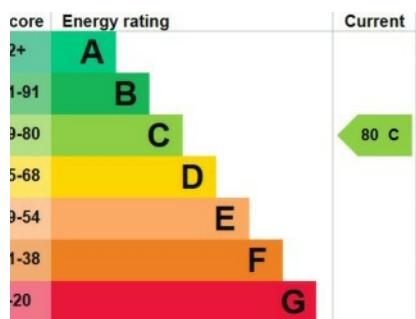
Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.