



Riverside House & Cottage

1 Riverside Cottages, Skelwith Bridge, Ambleside, LA22 9NJ

Guide Price £795,000



RIVERSIDE HOUSE & COTTAGE

1 RIVERSIDE COTTAGES, SKELWITH BRIDGE

The sale of Riverside House & Cottage represents a superb opportunity to acquire an excellent investment portfolio or alternatively an idyllic home. Riverside House is tastefully presented and well proportioned enjoying modern appointments and a superb open plan living/kitchen/diner with three double bedrooms and two bathrooms (including one en suite). Both properties have traditional wooden double glazing.

Riverside Cottage is attached, providing a superb one bedroom cottage with both private access and internal access from the main house, allowing a great deal of versatility. Again presented to a good standard and having modern fittings and appointments. Riverside House and Cottage have been modernised throughout over the years including double glazing. Nestled in a lovely semi rural position with attractive south facing river and country views both internally and from the attractive yet manageable garden. The properties enjoy the additional advantage of private parking for three vehicles.

The house and cottage offer flexible accommodation and can be either used together or as a house with a separate annex. Currently a highly successful and well established holiday letting cottages, presently let via Lakeland Retreats generating an income of £75,000 per annum. The house and cottage are being sold with forward bookings and the majority of contents with the exception of personal items.

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 lovely rural position with splendid views towards the River Rothay. Well placed with 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.



Riverside House

Front lockable door leading into vestibule with staircase and stone flagged floor throughout the ground floor. Internal door leading into Riverside Cottage and door leading through to:

Open Plan Living Room/Kitchen/Diner

An excellent dual aspect room with feature exposed stone Lakeland fireplace with slate hearth. Views over the front patio and lawned garden towards the river and from the window seat. Contemporary selection of grey painted wall, base units and wine rack including a corner and one and a half stainless steel sink unit with mixer tap. Appliances include double electric oven, Bosch microwave, induction hob with extractor hood, fridge freezer, washing machine and dishwasher. Part wall tiled and fully flagged floor. Understair cupboard concealing meter, fuse box and providing useful storage facility. Window seats, one with storage underneath, TV point.

First floor landing leading to:

Small high mounted cupboard.

Front Bedroom One

Attractive double room with high ceiling and inset lights. Recessed open wardrobe with shelving and TV point. Attractive country, river and garden views.

En-suite

Quality three piece suite comprising of double shower cubicle with glazed screen, pedestal wash hand basin and WC. Part wall tiled and fully floor tiled with heated towel rail, extractor, electric shaver point and illuminated mirror.

Rear Bedroom Three

Attractive double room with inset lights, high ceiling and enjoys wonderful country views.

Bathroom

Generously proportioned three piece suite comprising of panelled bath with shower over and glazed screen, pedestal wash hand basin and WC. Half wall tiled and fully floor tiled with mosaic insert. Heated towel rail, extractor, electric shaver point and wall mounted illuminated mirror. Views towards Loughrigg. Airing cupboard concealing Telford water cylinder and heatrae sardia electric boiler.

Electric boiler in loft.

Second Floor

Bedroom Two

Spacious twin room with three Velux windows providing attractive light and airy space with country views. Lantern wall lights.





PLEASE REMEMBER
TO ALWAYS
CLOSE THE WINDOW
BEHIND YOU
WHEN YOU LEAVE
THE ROOM
TO SAVE ENERGY
AND PROTECT
YOUR PRIVACY



Riverside Cottage

Traditional open Lakeland porch with lantern, window and front door leading into:

Open Plan Living Room/Kitchen

A cosy dual aspect room with anthracite cast iron style horizontal and vertical radiators, characterful stone flagged flooring throughout, wall lanterns, painted grey doors with black ironworks, stylish chrome switches and inset lighting. Wood double glazing, loft hatch housing electric heatrae sadia boiler and hot water tank. Multi-fuel stove set within an attractive Lakeland hearth and mantle. Feature window seat with attractive south facing views towards the river.

A contemporary selection of modern grey painted wall and base units with white ceramic butler sink unit and mixer tap, under cabinet lighting and kirkstone slate knobs. Black quality granite worktop and upstands. Stainless steel splash back. Integrated appliances include AEG four ring induction hob, integrated oven, extractor and , dishwasher, microwave, fridge and washing machine. TV and telephone point. Internal door into Riverside House. Cupboard concealing consumer unit and meter. Views of Loughrigg.

Heating in both properties can be controlled remotely by the Heatmiser Nest App.

Bedroom

Cosy double room with window seat and recessed shelving.

Bathroom

Three piece suite comprising of generous tiled shower cubicle with chrome rain head shower and glazed screen, wall hung wash hand basin and WC. Slim chrome heated towel rail. Flagged floor and inset lighting. Electric shaver point, illuminated mirror and extractor. Painted panelled half walls.





Outside

The properties have generous but manageable private gardens with an appealing combination of lawn with two Lakeland paved patios with a variety of well stocked plants and shrubs. Enjoying excellent south facing views over the River Brathay towards the surrounding countryside. Private parking to the rear for approximately three vehicles. There are two stone stores providing ideal storage facilities. Outside tap.

Directions

Proceed out of Ambleside on the A593 sign posted Coniston for approximately 3 miles until reaching Skelwith Bridge. Take the first right after the Skelwith Bridge Hotel prior to the bridge signposted Chester's and the property is the first in the terrace on the right.

<https://what3words.com/otherwise.inhabited.mourner>

Tenure

Freehold.

Services

Mains water. Mains electric. Electric heating. Private septic tank shared between three properties.

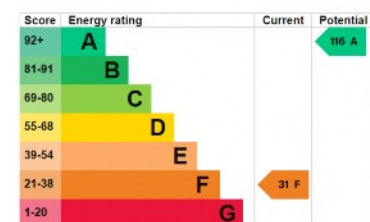
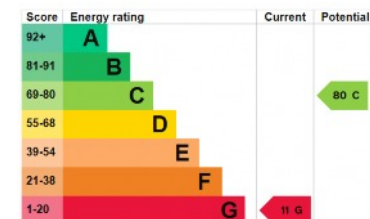
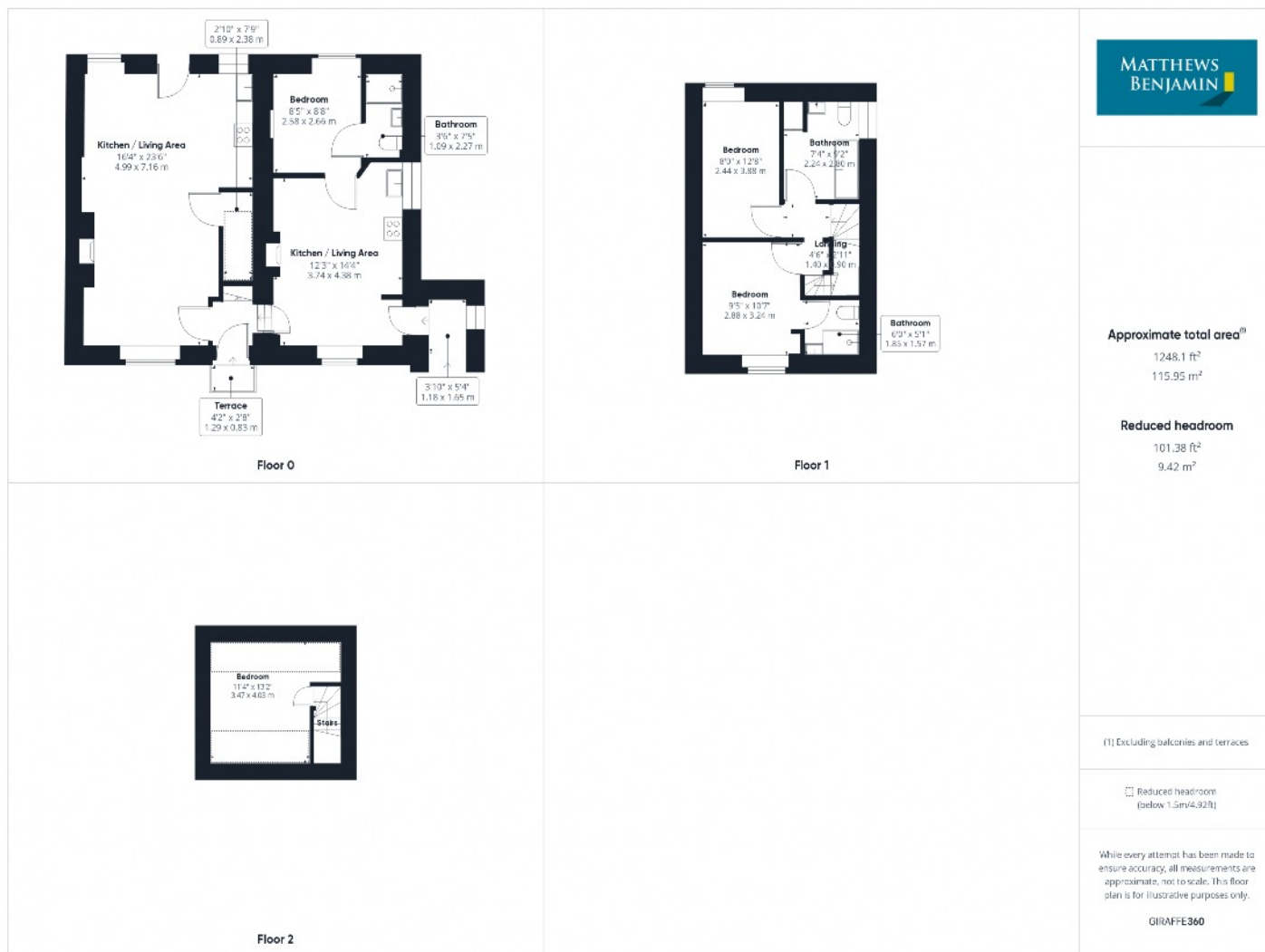
Rateable Value

£8,000. Actual amount payable £3,976. This could be reduced if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

Broadband

49 Mbps download speed (based on Ofcom.com results)





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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