



## Rose Barn

Outgate, Ambleside, LA22 0NJ

Guide Price £650,000







# ROSE BARN

## OUTGATE, AMBLESIDE

Rose Barn forms part of a traditional Lakeland Bank Barn which was converted around 20 years ago. Set amongst a small development of four buildings and the original farmhouse. A lovely terraced property which provides immaculately presented accommodation comprising of three excellent double bedrooms and two bathrooms including one ensuite. A deceptively spacious property which was converted to a high specification using a mixture of original and traditional materials including exposed beams, lintels, superb oak floor boards and stylish polished granite tiles, combined with modern fittings and appointments.

Spread over three floors with the entrance hall and two bedrooms and bathroom on the ground floor, the middle has a lovely kitchen with rear door to the terrace and living/dining room. The top floor has the stunning master ensuite bedroom with exposed beams and vaulted ceiling.

A low maintenance property with manageable rear terrace, the property enjoys delightful country views with parking for two vehicles at the front of the property alongside extra parking for one car at Rocky Brow which is located on the corner of the junction.

Currently a well established holiday letting property which is being sold with the benefit of all forward bookings and the majority of contents with the exception of a few personal items. It generates an annual income in excess of £30,000.

Nestled on the edge of Hawkshead at Outgate approximately  $\frac{3}{4}$  mile south of the village. The surrounding area is a sought after location between the busy town of Ambleside and the picturesque village of Hawkshead and the popular walking, climbing and sailing areas around Coniston. There are country walks on the door step and two well known public houses within easy reach, The Outgate Inn and The Drunken Duck Inn at Barnsgate, whilst Hawkshead is easily walkable.

Please note there is a restriction preventing the property being a permanent residence.



## Accommodation

Glazed front door leading into:

## Hallway

Attractive entrance with polished limestone style flooring, useful cloaks area, original exposed oak spindle above the door way and alarm. Underfloor heating.

## Bedroom Two

Spacious double room with original exposed oak spindle.

## Bedroom Three

Generous twin room with TV point.

## Shower Room

Three piece white suite comprising a corner shower cubicle, WC and vanity wash hand basin with mixer tap on a black slate worktop with a cupboard underneath. Includes a heated towel rail and polished tiled flooring throughout. Underfloor heating.

Understairs cupboard providing useful storage facility.

Staircase leading to:

## First Floor

## Kitchen

Beautifully crafted custom base units with granite worktop and upstand. Integrated appliances include; five ring hob with extractor hood, double electric oven, integrated dishwasher and integrated washer/dryer.

Open banister rail leading to:

Convenient understairs cupboard, elegant oak flooring, rear glazed door and original exposed oak lintels.







Internal glazed door leading into:

### Living/Dining Room

Continuation of charming polished oak floorboards, original exposed oak lintels, wall mounted gas fire, understairs cupboards providing useful storage, TV point and attractive views over the surrounding countryside towards Latterbarrow.

### Second Floor Landing

Original exposed oak lintels.

### Bedroom One

Stunning master bedroom with high vaulted ceilings and exposed trusses. Includes a small window and Velux skylight, a walk-in wardrobe and an additional cupboard housing the wall mounted gas Valliant central heating boiler. Eaves storage and cylinder also provided.

### En Suite

Three piece white suite comprising of shower cubicle, vanity wash hand basin with mixer tap, WC, Velux window, partially wall tiled and attractive grey flooring. Heated towel rail, electric shaver point and lovely view over the surround countryside towards Coniston Old Man and Wetherlam.







### Outside

There is external access via the rear door on the first floor alongside external access behind the adjoining properties leading to a graveled courtyard area with country views. Parking for two vehicles at the front of the property alongside extra parking for one car at Rocky Brow which is located on the corner of the junction.

### Directions

From Ambleside proceed towards Hawkshead on the B5286 continue through Outgate for approximately ½ a mile. Turn first right after turn for Knipe Fold then immediately left into the private drive.

<https://what3words.com/acrobats.testing.hooks>



### Services

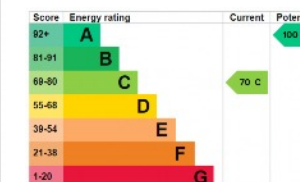
Mains water, electric and gas central heating. HIVE. Alarm. Shared private drainage.

### Tenure

Freehold.

### Rateable Value

£4,350.00. Actual amount payable £2,170.65 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District.



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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