



# Woodcote

1 Loughrigg Park, Ambleside, Cumbria, LA22 0DY

Guide Price £525,000

# Woodcote

## 1 Loughrigg Park

An opportunity to acquire a spacious detached three bedroom two bathroom house which enjoys a wrap around garden and patio, off road parking and garage. Woodcote would make an ideal family residence, second home or holiday let.

Woodcote occupies an ideal position in the popular residential area of Loughrigg Park which is only a short level walk to the wide variety of amenities that the town has to offer including shops, restaurants, public houses, primary school and churches. The property benefits from a lovely sunny aspect throughout the day and delightful views from both front and rear.

Woodcote is a versatile well proportioned detached modern home offering lounge/dining room, sitting room, kitchen, breakfast room, three bedrooms, one en suite wet room and a versatile jack and jill bathroom, as well as a separate cloakroom. The property enjoys gardens being extensively improved providing a low maintenance yet delightful south facing garden with Indian flagged path and patio. Woodcote has double glazed windows, oak staircase and oak doors throughout. Excellent position commanding lovely fell views to front and rear. There is also the benefit of disabled access with ramps at the front entrance, an electric lift and generous wet room which may suit buyers that require a little assistance.







## ACCOMMODATION

Open porch with pitched slate roof and UPVC front door. Leading into:-

## HALLWAY

Open oak staircase and understairs cupboard providing useful cloaks storage. Telephone point and laminate wood effect flooring. Installed glazed lift. Door leading to integral garage.

## CLOAKROOM

WC and wall hung wash hand basin. Full floor and wall tiling and extractor.

## FRONT LOUNGE/DINING ROOM

This room is very versatile, currently used as an office but could equally suit as an additional lounge area or dining room. Features include picture rail, cornice and bay window looking over the front garden towards Loughrigg and Fairfield Horseshoe. TV point.

## SITTING ROOM

Dual aspect room with views over the rear garden and towards Fairfield Horseshoe. Electric stove effect fire, set on a tiled hearth and wood effect mantel. Picture rail and TV point.

## BREAKFAST ROOM

With tiled floor and views over the rear garden.

## KITCHEN

A good selection of wooden fronted larder, wall and base units with quality granite worktop, white ceramic 1.5 bowl sink unit with chrome mixer tap. Stainless steel built-in eye-level oven, microwave, electric induction hob and extractor hood. Integrated tower 50/50 fridge and freezer. Plumbing for washing machine. Part wall tiling and full floor tiling. Rear semi-glazed UPVC door leading to the garden.



## FIRST FLOOR

Open wooden banister rails, lift station and loft hatch to fully boarded loft. Views over the garden from the hall window to the lower slopes of Wansfell Pike. Useful slimline cupboard and cornice.

## FRONT BEDROOM ONE

Spacious and attractive double room with lovely views towards Loughrigg and Black Fell. Cornice ceiling.

En-Suite: Wet room with chrome rain head shower and attachments, WC and wall hung wash hand basin. Marble-effect shower panels and wall tiles and linoleum flooring. Electric shaver point, chrome heated towel rail, mirrored vanity cabinet and extractor. Separate useful store cupboard.



## HOUSE BATHROOM

Four piece white suite with corner shower cubicle and Bristan electric shower, WC, pedestal wash hand basin, and panelled bath. Fully wall and floor tiled. Chrome towel radiator and waterproof ceiling panels. Electric shaver point, heated towel rail, vanity mirrored unit and extractor.

## REAR BEDROOM TWO

Double room with cornice and centre ceiling rose and views towards Wansfell Pike. Jack and Jill door to house bathroom.

## REAR BEDROOM THREE

Double room presently used as a single. Attractive views of Wansfell Pike.



## OUTSIDE

The property is approached via a paved driveway providing parking for two vehicles. The property has an extremely low maintenance garden to front, rear and side with sizeable lawn area, patio with attractive boundary hedge. Indian flags provide paved footpaths around the property together with sizeable patio to the rear. There are attractive flower beds with a variety of shrubs and bushes and the garden has a lovely sunny aspect.

## GARAGE

Electric roll door. Housing Worcester boiler, gas and electric meters, circuit breaker unit and water tap. Integral door from hallway.







## TENURE

Freehold. Vacant possession on completion.

## SERVICES

All mains services are connected. Gas fired central heating.

## COUNCIL TAX BAND

F

## DIRECTIONS

What3Words:/// dreamers.deflation.leave  
From our office on Kelsick Road, continue up to the top of the road and bear right on to Lake Road. Take the left hand lane past Hills Garage then take the next right



on to Loughrigg Avenue. Proceed to the bottom of the hill, turn right and Woodcote is the corner plot on right.

## Mobile

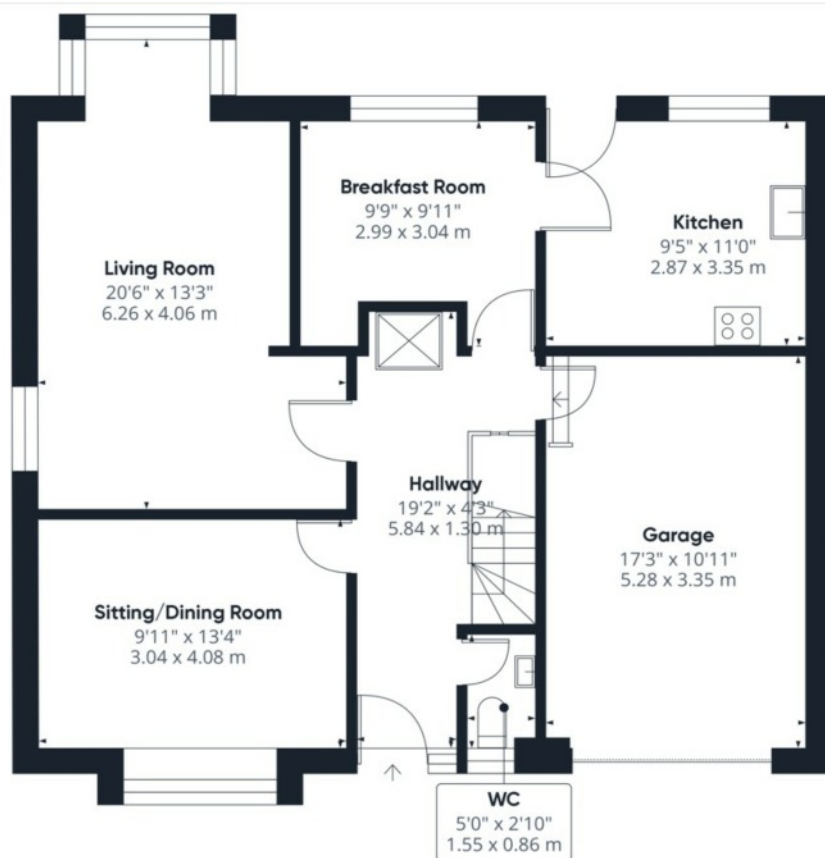
Indoor: O2 and Vodaphone are reported as 'likely' for both Voice and Data services. EE and Three are reported as 'limited' for both Voice and Data services. Outdoor: EE, Three, O2 and Vodaphone are reported as 'likely' for both Voice and Data services.

## Broadband

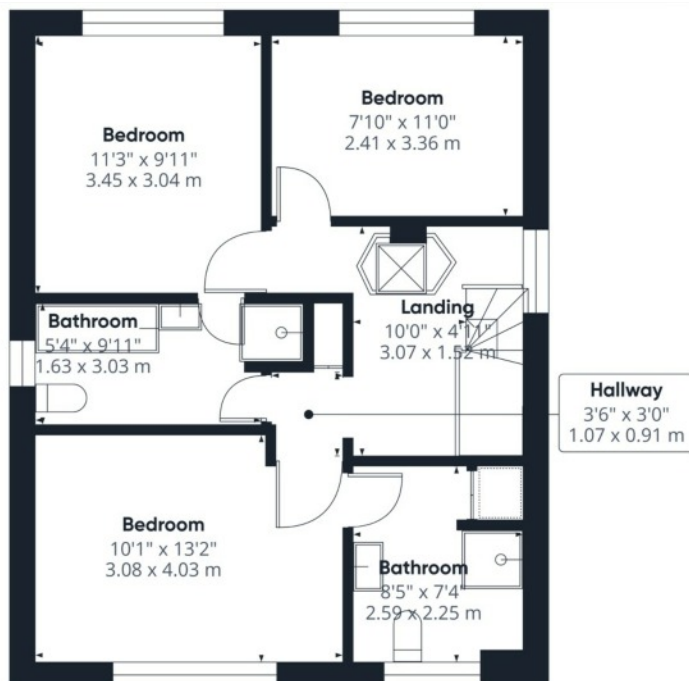
Ultrafast speed potentially available from Openreach/ Fibrus of 1000 Mbps download and for uploading 1000 Mbps.

*Broadband and mobile information provided by Ofcom.*

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 84 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Floor 0



MATTHEWS  
BENEDICT

Approximate total area<sup>(1)</sup>

1413.85 ft<sup>2</sup>  
131.35 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

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.