



Latterbarrow

Pullwood Bay, Ambleside, LA22 0HZ

Guide Price £399,950

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Latterbarrow is one of a select number of luxury lakeside apartments located at Pullwood Bay. Set within the grounds of this beautiful private estate which extends to approximately 51 acres. There are breathtaking panoramic fell and country views from the communal grounds, in addition there is extensive lakeshore access including the use of the private jetty. The apartment is a highly desirable 5* holiday letting property, being sold as a going concern with the majority of contents and all forward bookings. Currently generating an annual gross income of Circa £20,000 pa with potential to increase further.

The apartment has a superb Poggenpohl fitted kitchen with Corian worktops, with quality fixtures and fittings. The property benefits from a stunning four piece bathroom. The apartment benefits from underfloor heating throughout.

Great care has been taken to maintain the style and exclusivity of the estate and the mansion house has undergone a comprehensive refurbishment and enlargement in recent years in keeping with the original house which was built in 1891 for Sir William Crossley inspired by the Elizabethan style of Bramhall Hall in Cheshire.

Pullwood Bay is situated on the northwest shores of Lake Windermere in the heart of the Lake District National Park, positioned between the picturesque conservation village of Hawkshead, which has strong literary connections with Beatrix Potter and William Wordsworth, and the bustling market town of Ambleside. An ideal location for all the Lake District has to offer having good rail links to London and Scotland from Oxenholme and within easy reach of junction 36 of the M6.

There is also the availability for helicopter landings within the grounds of the Pullwood Bay Estate. The Estate is set within approximately 51 acres of beautiful Lake District countryside and enjoys an extensive private shoreline to the most popular and sought after Lake in the National Park.





Accommodation

Communal entrance:

Leading to the first floor:

Private front door into hallway

Kitchen/Lounge/Diner

A wonderful stunning open plan room. The kitchen area comprises of a quality and contemporary selection of white fronted wall and base units with Corian worktops. Sink unit with mixer tap, Bosch four ring induction hob and separate extractor fan. Integrated appliances include double electric oven and grill, Miele fridge/freezer, dishwasher and Bosch washer/dryer. Under stairs cupboard housing drying cabinet. Separate and useful under stairs storage cupboard housing fuse box.

Attractive views across the communal lawn to the surrounding woodland.

First Floor

Bedroom

Excellent double room with feature vaulted ceiling and a comprehensive selection of quality built in wardrobes and dresser. Woodland views.

Bathroom

Stunning four piece suite comprising duo bath with shower attachment, corner shower cubicle, WC and vanity wash hand basin. Heated towel rail and extractor. Fully floor and wall tiled. Under floor heating.

Tenure

Leasehold. 999 year lease granted from 2012.
Annual Management fees:
House-£2800 Grounds -£2310.

Rateable Value

To be assessed.





Services

Mains electricity and water. Private drainage. Oil fired central heating (underfloor heating).

Directions

From Junction 36 of the M6, follow the A591 to Ambleside, continue round the head of the Lake signposted Hawkshead and after approximately 2 miles, Pullwood Lodge and the entrance to Pullwood Bay Estates is on the left hand side. Continue down the private drive (approx. ½ mile) down through the woodland and the gardens up the impressive lakeshore mansion house.

What3words///profited.blackouts.encloses

Broadband Mobile

Broadband is provided to Pullwood by Kencomp. There is a dedicated secure router in the apartment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
540 ft²
50.2 m²

Reduced headroom
12 ft²
1.1 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.