



# 8 Stockghyll Court

Ambleside, LA22 0QX

Guide Price £510,000



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8 Stockghyll Court offers a superb modern end terrace house with three double bedrooms and separate single garage, positioned in an elevated peaceful residential area, within walking distance of the village of Ambleside and its large variety of amenities such as Michelin Star restaurants, cafes, school, Post Office and shops.

Originally constructed in 1979 with just two careful owners, the property enjoys an airy open plan lounge and dining area with patio windows giving access to a secure and well-established generous garden with an abundance of mature shrubs and bushes, a patio for dining and, from the upper rear garden, superb views towards Red Screes, The Fairfield Horseshoe and the surrounding countryside. Stockghyll Force waterfall along with the popular Wansfell are literally down the street, while there are many further walks right from the doorstep.

The property would make a perfect permanent family home or a weekend holiday home/letting property. The well-equipped kitchen has a partial open aspect to the dining area and access to the side and rear of the property.







### Accommodation

Open Lakeland slate porch. Glazed UPVC front door leading into:-

### Hallway

With open staircase, Karndean wood flooring and useful storage area under stairs. Hive controlled central heating.

### Separate Cloakroom

White WC and vanity wash hand basin with mixer tap, tiled splashback and extractor. Cloaks hooks, consumer unit and wall mounted modern Baxi combi boiler. Stone effect Karndean flooring.

### Lounge Diner

Semi glazed pine door into a dual aspect L shaped room with a light and airy ambience. Tall window, TV point, pendant trio lighting in dining area and access to kitchen. Double patio doors lead to the terrace with a lovely outlook up towards the rear garden.

### Kitchen

A selection of wall and base units with worktop and stainless steel sink unit with mixer tap. Freestanding appliances include electric oven, stainless steel extractor, fridge-freezer, washer/dryer machine and dishwasher. Rear glazed door leading around to garden area. Tile effect lino, inset lighting and part wall tiled.



## FIRST FLOOR

### Landing

Access to partially boarded loft and loft hatch. Storage cupboard at the top of stairs.

### Front Bedroom One

Spacious double sized room with attractive views over the front garden towards Red Screes and glimpses of Fairfield Horseshoe. Built in mid height cupboard offering useful storage.



### Rear Master Bedroom Two

A generous double room with lovely views through twin tall windows over terrace towards the garden.

### Ensuite

White three piece suite with enclosed shower cubicle with shower panel walls, WC and vanity wash hand basin with storage and mixer tap. Illuminated mirror, obscured window, chrome towel radiator and extractor. Karndean flooring.



### Rear Bedroom Three

'L' shaped room with twin beds and attractive views over the rear garden.

### House Bathroom

A modern white three piece suite comprising P shaped bath with curved glazed shower screen and shower over, WC and pedestal wash hand basin. Wood effect flooring and part wall tiled, obscured window, heated towel rail and electric shaver point. Karndean flooring.



### Outside

Small grass area to the front, a secure walled and gated garden to the rear with a patio and sloping lawns with established shrubs, bushes, plants and some wonderful trees such as an Acer and Weeping Willow. At the top of the garden are super views towards Red Screes and the Fairfield Horseshoe.

### Single Garage

Situated adjacent to Stockghyll Court with up and over door. Highly useful mezzanine providing excellent additional storage.







## Services

All mains services are connected with gas central heating.

## Council Tax Band

'E'

## Tenure

Freehold. Vacant possession on completion.

## Directions

From the centre of the village turn immediately left in between Grain Bakery and the Doi Intanon Thai restaurant, veer left up to Stockghyll Lane for approximately 1/4 mile and take the first right. Turn immediately left and the garages for the

development can be found on the left and the property is at the top.

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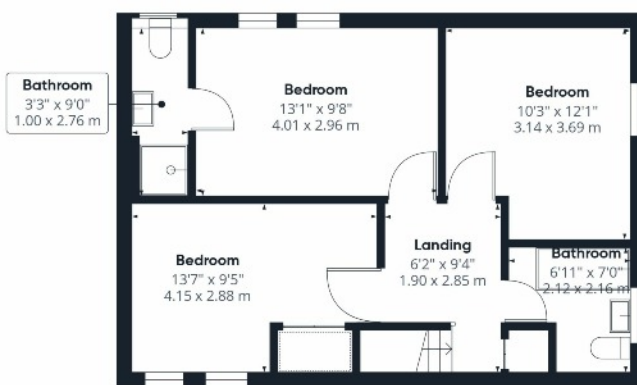
## Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk). Current owners enjoy Vodafone superfast fibre broadband.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1152 ft<sup>2</sup>

107.3 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(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.

GIRAFFE360

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.