



Ghyll Foot Cottage

1 Cheapside, Ambleside, LA22 0AB

Guide Price £399,000

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Ghyll Foot Cottage is an extremely well presented and deceptively spacious two bedroom white rendered Lakeland end terrace cottage, spread over three floors. Additionally the property has two reception rooms of which one could possibly be a third bedroom if required. This Grade II listed property has been reconfigured, modernised and refurbished to a high specification in recent years, whilst retaining the original charm and character. There are modern fittings and appointments throughout, including a lovely kitchen and superb bathroom suite.

The property would suit a variety of purchasers whether for a permanent home or lovely second/holiday home. The property is presently a 4* holiday letting property with Lakelovers and has the potential to generate circa £35,000, however our vendor clients enjoy the property for approximately 15 weeks of the year. The property is being sold with forward bookings and the majority of contents other than pictures and prints.

Set just off the centre of this most popular Lakeland town, well placed for a wide variety of amenities including shops, restaurants, cafes, primary schools and churches, with endless fell and country walks from the door step.



Accommodation

Traditional stone steps up to the semi glazed front door, leading in to:

Dining Room

Attractive room with feature bay window, original exposed floorboards and half painted panelled walls. Substantial useful cloaks cupboard and double doors leading into:

Kitchen

A contemporary selection of cream wall and base units with one and a half bowl white ceramic sink unit with mixer tap with recessed window. Gas stainless steel cooker, stainless steel splash back and extractor. Integrated full sized dishwasher. Wall mounted boiler, tiled floor, part wall tiled and rear door.



Utility Room

A useful space with worktop and one and a half bowl stainless steel sink unit with mixer tap. Part wall tiled, recently installed free standing washing machine and condenser dryer and fridge freezer. Tiled floor.

Rear Hallway

With open staircase with original oak stairwell, tiled floor Leading to:

Separate WC

WC and wall hung wash hand basin mono tap and skylight. Wood effect flooring.

First Floor

Living Room

Attractive room with two window seats giving views towards Nab Scar over the town, painted part panelled walls, cornice with oak shelf. Cosy multi fuel stove sat on a polished hearth and surround. TV point.



Rear Bedroom Two

Double room with feature window seat.

Second Floor

Landing with highly useful built in storage cupboards and exposed beam.

Front Bedroom One

Spacious double room with exposed beams, skylight and built in double wardrobe.

House Bathroom

A superb white three piece suite comprising of a deluxe double shower enclosure, wall hung vanity wash hand basin providing excellent storage basin and WC. Partial exposed feature stone wall and exposed beams. Illuminated touch mirror and partially contemporary wall tiled. Heated chrome radiator towel rail.



Outside

The property has a small patio area to the side. Bins are stored to the rear.

Services

All mains services are connected with gas central heating. Hive installed.

Tenure

Freehold with Flying Freehold.

Rateable Value

£3,900 Actual amount payable £1946.01. 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 Council 01539 733333

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Directions

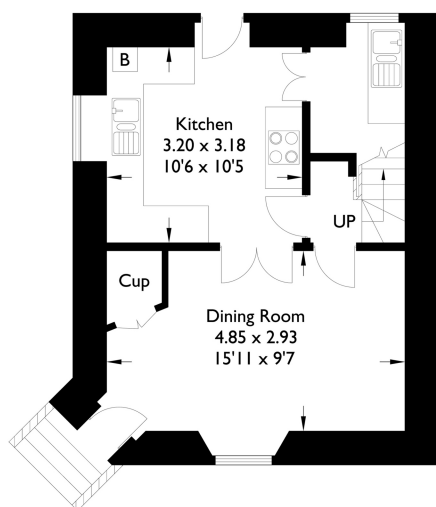
From Rydal Road turn left after the Salutation Hotel onto Stockghyll Lane and the property can be found above the Barbers Shop.

Ghyll Foot Cottage

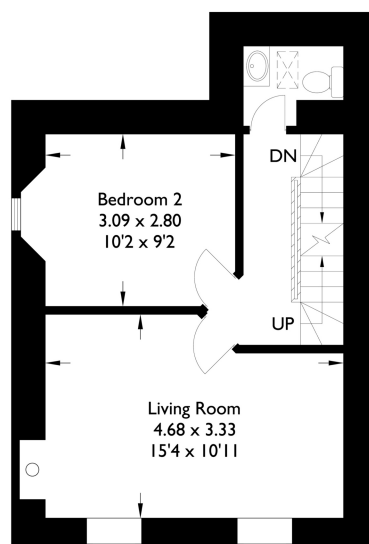
Approximate Gross Internal Area : 94.17 sq m / 1013.63 sq ft

Total : 94.17 sq m / 1013.63 sq ft

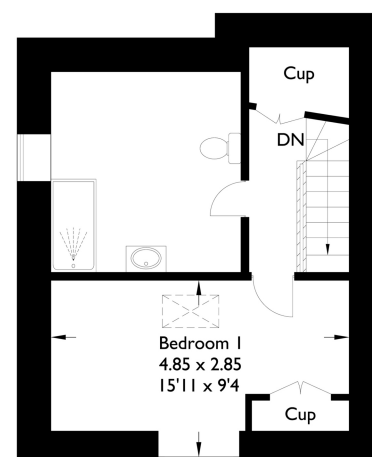
**MATTHEWS
BENJAMIN**



Ground Floor

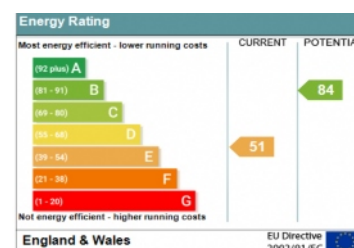


First Floor



Second Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



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.

