



Kirkstone Cottage

1 Smithy Brow, Ambleside, LA22 9AS

Guide Price £295,000

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Nestled in the heart of the Lake District, Kirkstone Cottage offers a wonderful blend, of a perfect charming retreat with modern comforts. Modern white UPVC double glazing, traditional wood doors with latches and underfloor heating downstairs with continuous tiled flooring.

A super opportunity to acquire a cosy one bedroom cottage. This delightful property is perfectly situated in the picturesque village of Ambleside, renowned for its stunning landscapes and vibrant community. As well as being most convenient for all village amenities, including restaurants, shops, church, primary school etc. The property is also placed well for a plethora of walks from the doorstep.

A versatile property being equally suitable whether as a second home/retreat or a successful holiday let. Currently let with Cumbrian Cottage holidays generating an annual gross income of circa £20,000. To include all forward bookings and contents.



Accommodation

Glazed front door with white wooden blind.
Leading into;

Lounge

Perfect space to relax with a multi fuel contemporary log burner with feature brick fireplace and alcove shelving. Wall lights and open staircase. Useful understairs storage cupboard with consumer unit and electric meters.



Breakfast Kitchen

A selection of cream wall and base units with complimentary marble effect work top. Stainless steel sink unit and mixer tap. Integrated appliances include under counter washer dryer, fridge and slimline dishwasher, four ring electric hob, electric oven and extractor. Part wall tiled and fully floor tiled. A cosy corner to have a breakfast table.



House Bathroom

Four piece white suite comprising of an enamel claw foot bath tub with traditional style mixer tap and shower attachment. Generous shower cubicle with Mira shower and wall tiled with glazed panels, pedestal wash hand basin and WC. Chrome towel radiator, mirror and glass shelf.
Staircase up to:

First Floor

Master Bedroom

Generous double room with vaulted ceiling and original exposed beams. Open balustrade, spotlights and window seat with view over towards the river. Built in cupboard with shelving and hanging space. White wooden blinds and electric storage heater.



Outside

The cottage enjoys a quaint flagged and gated patio area, perfect for enjoying a morning coffee or an evening glass of wine. There is a small stone store with access from the patio offering additional storage space. Allocated private parking space.



What3words

///keys.bracelet.brambles

Services

Mains electricity, water and drainage. Electric storage heaters.

Tenure

Freehold. There is an area of flying freehold whereby the neighbours property is above both the bathroom and kitchen.

Business Rates

£1,700. Actual amount payable £833.00. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.

Energy Performance Certificate

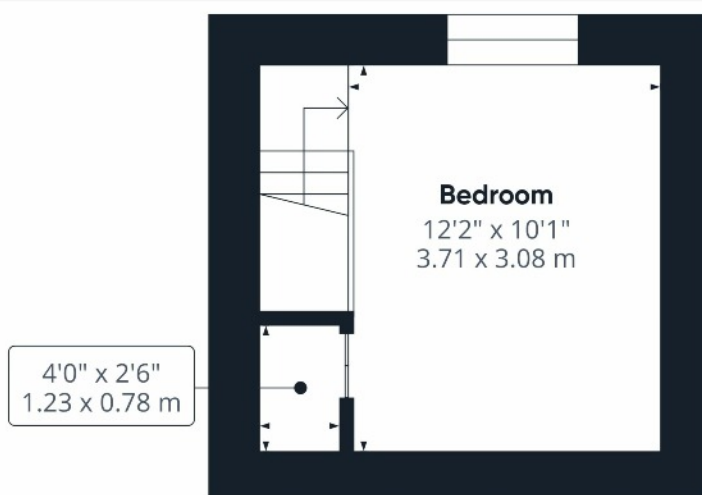
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Broadband

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



Floor 0



Floor 1

MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

495 ft²
46 m²

(1) Excluding balconies and terraces

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) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.