



Freshfield Cottage

Wansfell Road, Ambleside, LA22 0EG

Guide Price £350,000

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A well proportioned characterful two bedroom, two bathroom Lakeland cottage, spread over four floors. The principal rooms occupy the ground and first floor with a highly useful attic room on the second floor which can be used as an occasional bedroom. There are also two highly useful basement rooms, which provide additional scope.

Freshfield Cottage would benefit from some modernisation as it has been used as a second home for 30+ years, however, it does represent an ideal opportunity to purchase a versatile residence. It will make an ideal low maintenance lock up and leave cottage, ie second home or holiday letting property with the benefits of having private driveway parking.

It is situated close to the centre of this highly popular town in the heart of the Lake District National Park, which due to the towns location, history, and natural beauty, attracts all year round visitors. The property is only a few minutes' walk from the wide variety of amenities the town has to offer, inclusive of shops, restaurants, public houses, churches and doctors. There are endless enjoyable fell and country walks right from the doorstep, as well as Lake Windermere, which only a short level walk away.



Accommodation

Ground Floor

A welcoming entrance with original semi glazed leaded wooden door and complementary leaded windows with outside lantern.

Hallway

A light entrance with storage heater and attractive high ceilings.



Kitchen

A bright and airy room with two leaded windows. There is a basic selection of wall, base, and drawer units, stainless steel sink unit with mixer tap and wood effect work top. Space saving wall hung breakfast table. Electric cooker point and under counter fridge freezer. High ceilings, deep window sills and linoleum flooring. Door leading to first floor.



Lounge

A cosy room with high ceilings, a deep window sill, and inset shelving within the feature slate fireplace, which currently houses an electric fire with slate hearth. There is secondary glazing over the leaded windows, and display shelves in an alcove.



Shower Room

A three-piece white coloured suite, comprising of a corner tiled shower cubicle, with fully glazed screens, WC, and pedestal wash hand basin; shaver point; light and extractor fan; night storage heater; loft hatch; and linoleum flooring. There is also plumbing for a washing machine, worktop, and a wall unit. Original leaded obscured windows, ensure natural light enters this room.

From the kitchen;

First Floor

Stairs with a tall window, feature deep windowsill, and a roped hand rail.



Front Bedroom One

An attractive double room with an original traditional decorative cast iron fireplace, high ceilings with coving, and inset single hanging space; storage heater; and a secondary glazed leaded window with views towards the Fairfield Horseshoe and Loughrigg.



Side Bedroom Two

A single room currently housing bunk beds, with a beautiful original traditional decorative cast iron fireplace; a recess area perfect for a hanging rail; a leaded window with secondary double glazing with views to Wansfell Pike; and a storage heater.

House Bathroom

A three-piece coloured suite with a panelled enamel bath and an electric Mira shower over, and shower curtain and rail; a pedestal wash hand basin; WC; extractor fan; and a wall hung fan heater; and an original leaded secondary glazed window with a deep windowsill.



Second Floor

A feature oak alternate thread staircase leads to a landing with a wonderful feature exposed Lakeland wall and wooden banister; a Velux window with picturesque views towards Wansfell Pike; and a lagged water tank.



Attic Room

The Attic Room can be used as an occasional bedroom/study, with a low cupboard providing eaves storage, and a Velux window, again with views of the fells.

Basement

Staircase leading down to two good sized cellar rooms. These are watertight and provide additional useful space for storage, or perhaps a games room or study. Please note there is slightly restricted head height. Both have concrete floors, electric, and windows. One houses an electric meter and consumer unit. The other houses a gas boiler, currently not in use.



Outside

Enclosed small courtyard with private driveway to park one vehicle.

Services

Mains electric, water and drainage. Electric storage heaters. Gas has previously been connected to the property.

Tenure

Freehold. Vacant possession on completion.

Broadband

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

Council Tax Band

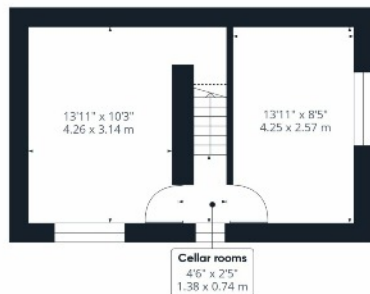
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Directions

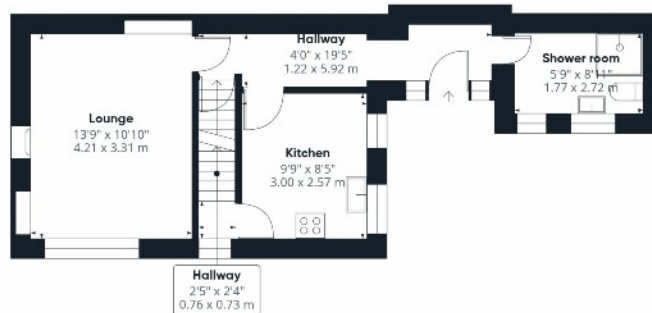
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Floor -1



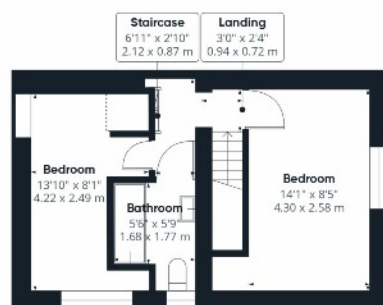
Floor 0

Approximate total area⁽¹⁾

1145 ft²
106.4 m²

Reduced headroom

49 ft²
4.5 m²



Floor 1



Floor 2

(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.