



2 Church Street

Ambleside, LA22 0BU

Guide Price £450,000

2 Church Street

Ambleside

A rare opportunity to acquire such a delightful Grade II Listed 17th Century traditional Lakeland cottage in the heart of Ambleside offering well proportioned accommodation and authentic charm. The property has a spacious living/dining room, kitchen/diner, and two bedrooms and a shower room. This delightful property also benefits from a small rear enclosed yard/patio with highly useful store ideal for bikes etc. Off street disc display parking on a first come first serve basis.

Church Street is right in the heart of this most popular Lakeland town close to all village amenities including a wide variety of shops, restaurants, etc together with Rothay Park playing fields, sporting facilities, primary school, cinemas and churches.

Perfect as a main residence, holiday home or holiday let. Projected gross annual income would be £36,000 and £45,000 with some improvement.



Accommodation

Living/Dining Room

A spacious room with lovely sash window to the front, laminate flooring and Warmlite electric stove fire. Useful under stairs storage cupboard housing the consumer unit.



Kitchen/Diner

A superb dining kitchen comprising of a selection of wall and base units, 1.5 white ceramic sink unit with chrome mixer tap and built in shelved cupboard. Newworld single oven with grill and induction hob and extractor. Laminate flooring, part tiled walls and a Velux window welcoming plenty of natural light. Wall mounted Vaillant boiler.



Rear Porch

An additional convenient space, with fitted shelved cupboards and access to the rear patio area.

First floor

Front Bedroom One

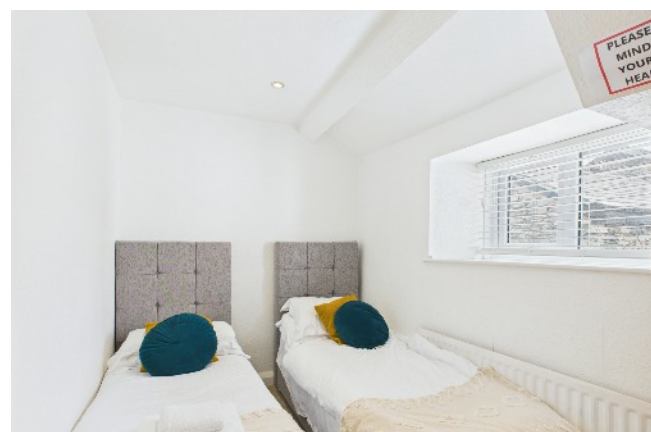
Spacious double bedroom with built in shelved wardrobe.

Rear Bedroom Two

Small twin with glimpses of the fells.

Shower Room

Three piece white suite comprising of wash hand basin, WC and corner shower. Chrome heated ladder radiator and tiled flooring throughout.



Outside

To the rear of the property is a patio area with a pedestrian right of way to Compston Street. Useful outbuilding with plumbing for washing machine and tumble dryer.

Services

All mains services. Gas central heating.

Tenure

Freehold. Vacant possession on completion.

Business Rates

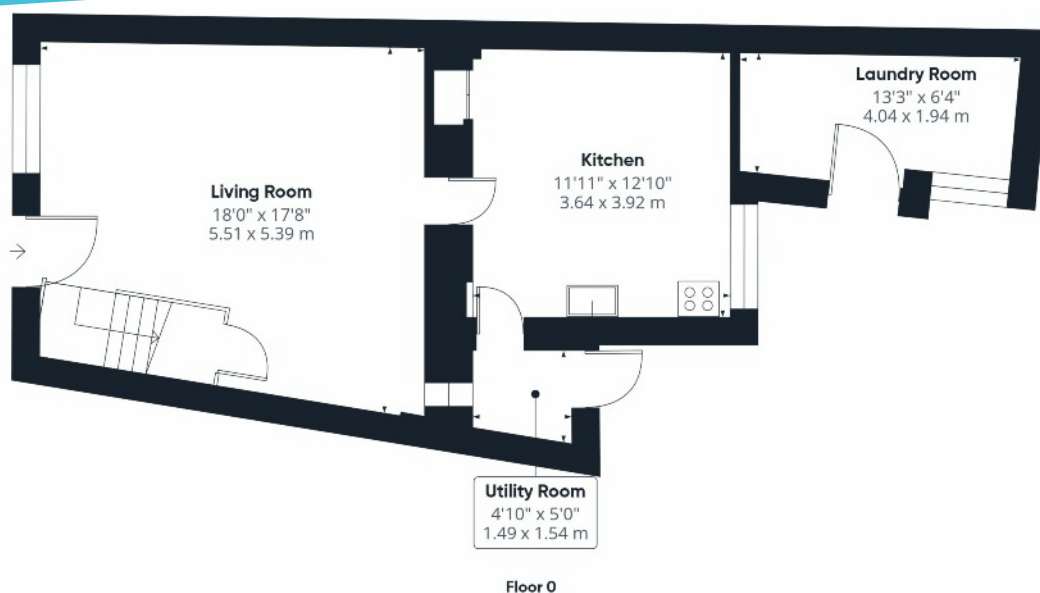
Rateable Value of £2,400. Amount payable £1,176. Prospective purchasers are advised to make their own enquiries as to the amount payable with Westmorland and Furness Council.

Broadband

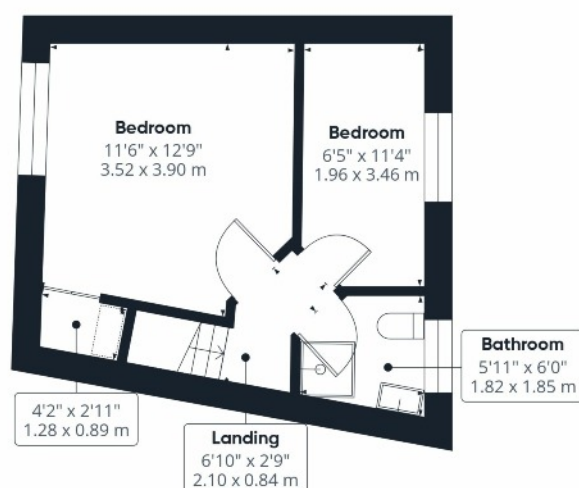
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

What3Words

[///wharfs.flush.diverts](http://wharfs.flush.diverts)



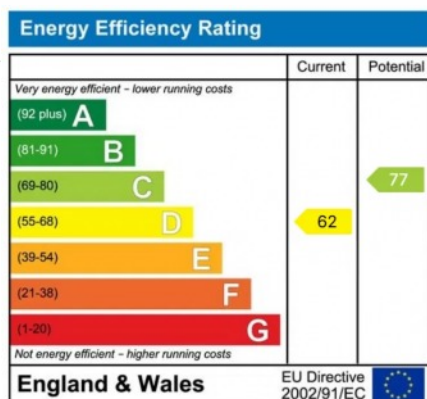
Approximate total area⁰¹
828 ft²
76.9 m²



(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.

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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 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.