



The Coach House
Rydal Road, Ambleside, LA22 9PL
Guide Price: £700,000

MATTHEWS
BENJAMIN



THE COACH HOUSE

AMBLESIDE

The Coach House is nestled in a delightful position on the edge of this highly popular Lakeland village of Ambleside. Gently elevated, this superb and unique, cottage style split level bungalow provides an excellent and extremely well proportioned two bedroom and two bathroom accommodation with two stunning large reception rooms with a generously proportioned kitchen/diner.

The contemporary open plan design is complimented by attractive feature vaulted ceilings, oak flooring, beams and exposed feature Lakeland stone wall. The property benefits from an abundance of large windows with delightful views offering a fabulous light and airy feel. The view from the gable end glazed wall in the living room is towards Fairfield Horseshoe, whilst to the side is Loughrigg providing a definite "wow" factor in the room. Substantial sliding patio doors accessing the terrace.

A versatile property which will make an ideal residence whether as a main residence/retirement property or weekend/holiday retreat.

Approximately $\frac{1}{2}$ of a mile from the centre of the village, the property has a level walk to the wide amenities the town has to offer. These include shops, library, health centre, churches and school etc. Should you wish to leave the car at home it is close to bus stops where frequent buses run from Keswick to Lancaster.







ACCOMMODATION

UPVC front door leading into;

VESTIBULE

Highly useful area with oak flooring and window sill. Internal door leading into;

SITTING ROOM

Stunning light and airy substantial room with high vaulted ceiling and a wonderful triple aspect, including gable end with large sliding patio doors. There are also numerous velux windows. Feature exposed Lakeland stone wall and oak lintels. Contemporary wood burning stove sat on a slate hearth. Quality oak flooring and super views over the garden towards Red Screes and Fairfield Horseshoe.

Archway leading through to;

LIVING ROOM

Enjoying a generously proportioned multi functional room, currently used as a TV room and office area. With high vaulted ceiling and exposed beams. Oak floor and oak glazed double doors leading to kitchen diner

KITCHEN/DINER

Stepping up in to a large light and airy triple aspect room with feature high vaulted ceiling and exposed beams. A space ideal for entertaining. Equipped with a contemporary selection of wall and base units with work tops. 1.5 Stainless steel sink unit with mixer tap. Freestanding gas cooker with extractor and plumbing for dishwasher. Bi folding patio doors. Lovely country views.

From the living room there are also double doors leading to;

INNER HALL

Spacious and wide split level landing with large airing cupboard housing washing machine and dryer. Access to cellar.

BEDROOM ONE

Spacious double room with attractive garden views. Exposed lintel.

BEDROOM TWO

Double room with exposed lintel. Garden views.

BATHROOM

A large white three piece suite comprising of a panelled bath with shower over. WC Pedestal wash hand basin. Part wall tiled with airing cupboard housing cylinder.

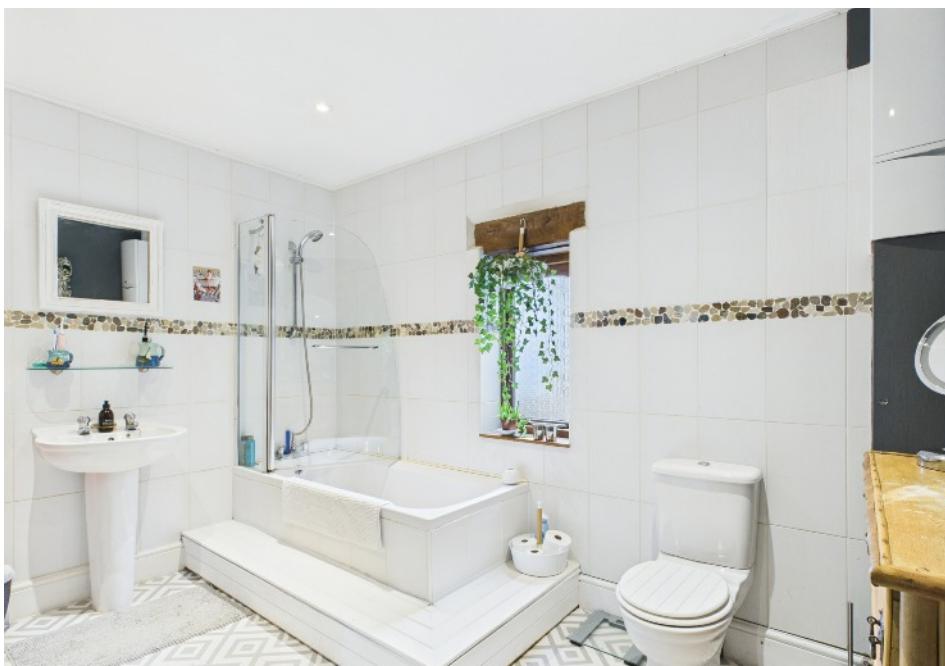
SHOWER ROOM

Three piece white suite comprising of corner shower cubicle, WC and pedestal wash hand basin. Heated towel rail. Part wall tiled. Extractor fan.

CELLAR

Steps leading down to a highly useful storage facility. Housing consumer unit.







OUTSIDE

The property is approached via a private drive over which the property has right of way along with the three neighbouring properties. Which leads to the private drive with a generous gravelled parking area allowing parking for approximately 4/5 vehicles. The garden is a delightful mixture of manageable terrace with well stocked borders, decked patio area to the rear bordering a sloping grassed area all being relatively low maintenance. All enjoying a lovely sunny aspect and panoramic fell and country views. On the upper grassed area there is a delightful vantage point which would make an ideal terrace enjoying a western aspect for the evening sun.

DIRECTIONS

Proceed north out of the village on the A591, pass the famous Bridge House on the left hand side. Continue for approximately ½ mile passing the Health Centre and the property is on the right hand side 50 yards prior to Rydal Hall Lodge.

What3words player.daredevil.styled

SERVICES

Mains gas, water and electricity. Private septic tank.

FREEHOLD

Vacant possession on completion.

COUNCIL TAX BAND

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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

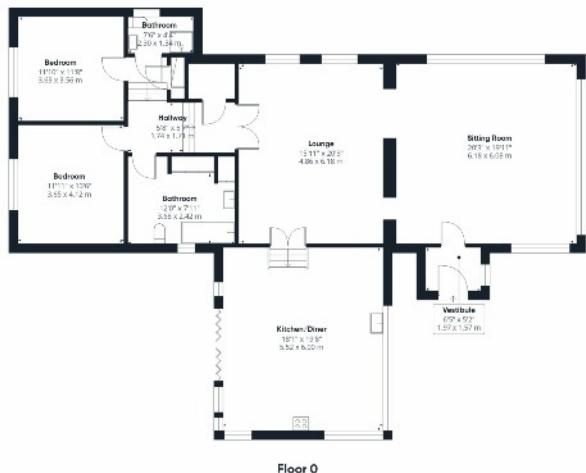




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Approximate total area⁽¹⁾
1828 ft²
169.8 m²

Floor -1



(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

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.

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