



# Dale Cottage

Great Langdale, Ambleside, LA22 9JU

Guide Price £645,000

# Dale Cottage

## Great Langdale, Ambleside

An opportunity to acquire an attractive and deceptively well proportioned three bedroom, three bathroom detached traditional stone built slate roof freehold cottage style bungalow, set in an enviable position in the picturesque Langdale Valley.

Believed to originate from the 1930's and has subsequently been improved and extended by the present owners who have enjoyed this property for the last 38 years. New installed double glazing throughout. Ultimately a fine home in a superb location which commands, uninterrupted breathtaking panoramic fell and country views.

Dale Cottage has a wonderful attractive fell side garden with a fine mixture of mature shrubs, bushes and trees with flower borders. Ample parking including a stone built single garage and carport. The property offers a rare opportunity to purchase a property in the sought after area of the Great Langdale Valley, and would suit a variety of buyers, whether as a delightful main residence, holiday let or second home.

Ideally located for the outdoor enthusiasts whether for walking, climbing or cycling etc with endless routes from the door step. Lingmoor Fell is to be enjoyed directly opposite. The villages of Chapel Stile and Elterwater are easily accessible with village shop, primary school, leisure/health club with pool and Church all approximately 1.75 miles away. There are Lakeland Inns and restaurant within one mile and a wider range of amenities are available in nearby Ambleside.





### Accommodation

Glazed double opening patio front door.

Leading into a bright welcoming generous hallway with ceramic tiled floor and loft access with pull down ladder. Room one is fully boarded with electric, whilst room two is partially boarded. Leading to;

### Living Room

*21'7 x 13'7 (6.59m x 4.13m)*

Well proportioned room with feature vaulted pine panelled ceiling with exposed beams. A multi fuel stove with slate hearth and tiled surround to enjoy. Feature Bay window provides stunning views over the adjacent countryside towards Lingmoor Fell. TV point. Night storage heater. Leading to:-



### Kitchen/Diner

*18'6 x 11'10 (5.65m x 3.61m)*

Created as part of the extension in the 1990's. Offering a generously proportioned social space with attractive dual aspect. Providing a good selection of solid oak wall and base units with quality granite work top. One and half bowl sink unit with mixer tap, plumbing for dishwasher and electric cooker point with extractor. Currently connected is a LPG range stove. Beautiful views towards Lingmoor Fell. Wood effect laminated floor, pine panelled ceiling and part wall tiled.

### Conservatory

*10'11 x 9'7 (3.34m x 2.93m)*

Light and airy room benefiting from replacement double glazed units in 2022 including patio door leading to a large terrace, TV and telephone point. Terrific fell and country views towards Lingmoor Fell.



### Utility Room

12'3 x 5'10 (3.74m x 1.79m)

Highly useful room with base unit providing one and a half bowl stainless steel sink unit with mixer tap, fitted cupboards and plumbing for washing machine. Loft Access. Rear UPVC door.

### Bedroom One

13'2 x 12'0 (4.01m x 3.65m)

Spacious double dual aspect room with breathtaking picture windows over looking the fields towards Lingmoor Fell. Comprehensive selection of fitted double wardrobes, night storage heater, TV and telephone point.



### House Bathroom

Attractive three piece white suite comprising of panelled bath with shower over, vanity wash basin and WC. Fully floor and wall tiled with electric under floor heating and heated towel rail. Electric light/shaver point.



### Rear Bedroom Two

13'0 x 9'9 (3.96m x 2.98m)

Twin room with rear garden views.



### En Suite Shower Room

Three piece suite comprising of Mira shower, wash hand basin and WC. Part tiled wall and fully tiled floor.

### Rear Bedroom Three

9'0 x 6'6 (2.74m x 1.98m)

Single room with rear garden views.



### En Suite Shower Room

Three piece suite comprising of comprising of corner shower cubicle, pedestal wash hand basin and WC. Part tiled with electric wall heater and towel rail. Pine panelled ceiling.





### Outside

The property is approached via a gated gravel drive with generous parking facility including detached garage and car port. The property is surrounded by an attractive fell side garden with a fine mixture of mature shrubs, bushes, trees and flower borders. Paved/gravel pathways meander around leading to the tiered gardens, paved terrace and with small fell side stream and numerous lights scattered around the garden.

The property benefits from a substantial a stone built Garage: 20'8 x 10'8 (6.29m x 3.26m) with electric and an up and over door. Additionally there are three sheds with electric.

### Directions

On approaching Chapel Stile proceed to the Great Langdale Valley for approximately 1 3/4 miles and Dale Cottage is situated on the right hand side.

### Services

Mains electric, private drainage and private water. Night storage heating.

### Tenure

Freehold. Vacant possession on completion.

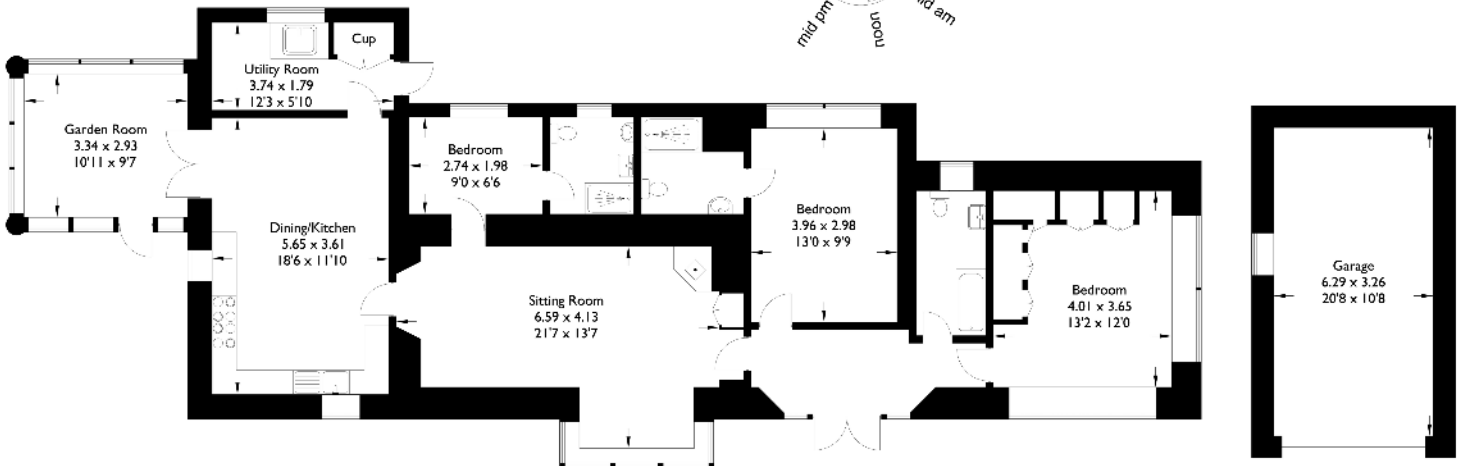
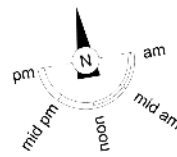
### Council Tax Band

F



### Dale Cottage

Approximate Gross Internal Area : 122.42 sq m / 1317.71 sq ft  
 Garage : 20.50 sq m / 220.66 sq ft  
 Total : 142.92 sq m / 1538.37 sq ft



Ground Floor

Garage

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.

Score	Energy rating	Current	Potential
92+	A		101   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

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.