



Archway Cottage

North Road, Ambleside, LA22 9DT

Guide Price £300,000

Archway Cottage

Ambleside

A unique and quirky one bedroom traditional mid terrace stone built, slate roof Lakeland cottage. The property was formerly owned by locally renowned artist Jill Aldersley who used the property as an artist studio.

Subsequently modernised and reconfigured by the present owners who have created a delightful living space spread over two floors plus a mezzanine. The principle first floor open plan kitchen/living room enjoys a light and airy dual aspect, with feature high vaulted ceiling and an imaginatively designed staircase leading to the bespoke mezzanine which has been beautifully designed and made using traditional materials. With solid oak floor, built in cupboard and built in dressing cabinet.

The property has lovely western views over the roof tops towards Loughrigg, whilst having the distinct advantage of private parking from its own garage. In addition there is additional storage from the highly useful undercroft.

Archway Cottage would make an ideal weekend retreat or holiday let. Its estimated it could generate an annual income of circa £35,000. The property is spread over two floors having the wet room on the ground floor. The property is partial double glazed and has ample storage with the under croft.

Centrally located just behind North Road in the old part of Ambleside in the Conservation Area. Well placed for a wide variety of amenities including shops, restaurants, pubs, and post office etc.



Steps leading up to Open Porch and front door

Wet Room

WC, vanity wash hand basin and shower, fully wall tiled with electric heated towel rail and Dimplex electric wall heater. Wall light and electric shaving point.

Stairs leading up to:
First floor

Kitchen/Lounge

A wonderful dual aspect characterful light and airy open plan room offering a well equipped kitchen, dining and lounge area with a high vaulted ceiling. Enjoying fantastic views over the roof tops to Loughrigg. The Kitchen area has an excellent section of wall and base units including four ring electric hob and oven and plumbing for dishwasher. Stainless steel sink unit and matching splashback with worktop.

Feature cosy wood burning stove sat on a slate hearth and slate lintel. Bespoke oak seating and shelving and useful storage cupboard. Bespoke staircase leading up to mezzanine which is a fantastic use of space with solid oak flooring, exposed beam and vaulted ceiling, eaves storage and bespoke fitted wardrobe/dressing cabinet with shelving.

Outside

The property benefits from a highly useful under croft housing the consumer unit and providing useful storage.

Garage

Up and over door with and electric. The property has a right to access the garage but cannot park outside it.

Services

Mains electric, water and drainage. Electric heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

A

Directions

What3words://agents.post.imprints

Proceed round the village on the one way system turning left at the Post Office at the Market Cross onto North Road. Proceed up North Road and turn left as you approach the butchers and the property can be found immediately on the left hand side.

Broadband

Superfast speed potentially available from Openreach of 80 Mbps download and for uploading 20 Mbps.

Mobile

Indoor: EE, Three and O2 are reported as 'likely' for both Voice and Data services. Vodafone is reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

9.61 m²

Below 5 ft/1.5 m

GIRAFFE360

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.