



## Cobblestones

Old Lake Road, Ambleside, LA22 0DH

Guide Price: £895,000

MATTHEWS  
BENJAMIN



# COBBLESTONES

## AMBLESIDE

Cobblestones is a substantial modern four en suite bedroom detached house which was constructed circa 1996/97. An immaculately presented property with excellent accommodation, benefiting from recent improvements by the current owners including quality fitted Webbs kitchen, four bathrooms, quality walnut internal doors, coving, stunning conservatory and UPVC windows and doors. All assisting to provide well planned accommodation with excellent open plan kitchen/diner and two additional reception rooms.

The property also offers gated generous parking and manageable well kept gardens and breathtaking west facing panoramic views. The property will suit wide variety of buyers whether as a permanent home, second home or holiday letting property. Its estimated that it could generate an annual projected income of circa £55,000 - £75,000.

Ideally and conveniently positioned a short level walk to all village amenities including a large variety of shops, Michelin star restaurants, Post office, building society and doctors. The property benefits from endless fell and country walks from the doorstep with Lake Windermere a short 5 minute walk away.

### ACCOMODATION

Open porch with pitched slate roof and glazed panel.

Glazed UPVC front door leading into attractive split level hallway with open walnut and glazed staircase and under stair cupboard providing useful storage facility.

### CLOAK ROOM

With WC and vanity wash hand basin. Half wall tiled and tiled floor. Mirror, shelf and extractor fan.

### KITCHEN/DINER

Excellent dual aspect space having been previously two separate rooms, creating a wonderful light and airy socialable area. Offering an Ocean Blue and white gloss metallic contemporary kitchen with tasteful stainless steel edging installed by Webbs in 2018. With an array of wall, generous deep drawer, carousel, shutter and base units with white work tops and wood effect splash back and half wall panels. Ideal peninsular breakfast bar and 1.5 stainless steel sink unit with chrome mixer tap. Quality integrated Miele appliances include 4 ring induction hob, electric oven and electric oven/microwave combination, dishwasher, fridge and freezer. Complimentary plank effect ceramic tiled floor. Inset ceiling lights and extractor. Door into hallway and utility room.

Dining area with an arrangement of coordinated storage and display units. Patio doors leading from the dining area to the garden. Magnificent west facing views towards Todd Crag, Wetherlam and Black Fell.

Leading into;

### UTILITY ROOM

Highly useful room with base unit with 1.5 sink unit with mixer tap. Concealed wall mounted Worcester boiler within a double larder unit providing additional useful storage. Tiled ceramic floor and side door. Consumer unit.





### LIVING ROOM

Steps leading up into an attractive triple aspect room with inset gas fire with Lakeland Stone surround and shelving. Exposed hardwood floor. Lovely views towards Todd Crag and Wansfell Pike.

Bi fold doors leading into:

### CONSERVATORY

A welcoming feature room, replaced in 2017. With wet underfloor heating system. Double doors leading into the garden. Fantastic panoramic views towards Fairfield Horseshoe, Todd Cragg, Wetherlam and Black Fell.

### FIRST FLOOR

Split level Landing.

### BEDROOM FOUR

Twin room with excellent view towards Loughrigg, Wetherlam and Todd Crag. Built in wardrobe with mirrored sliding doors.

### EN SUITE BATHROOM

P shaped paneled bath with disabled access and shower over, WC and mocha gloss storage vanity units housing wash hand basin. Illuminated mirror, towel rail and extractor. Fully floor and wall tiled.

### BEDROOM THREE

Spacious double with built in wardrobe. Stunning west facing views. Steps leading up to folding door into;

### EN SUITE SHOWER ROOM

Three piece white suite comprising generous shower cubicle, grey gloss vanity with inset wash hand basin and WC. Illuminated mirror and extractor. Fully floor and wall tiled. Black matt designer heated towel rail.



## UPPER LANDING

With lovely views towards Wansfell Pike. Currently used as a study area. Leading to:

## BEDROOM TWO

Attractive dual aspect double providing beautiful views towards Loughrigg, Fairfield Horseshoe, Wetherlam and Black Fell. Wiemann cream/oak combination robe units included in sale

## EN SUITE SHOWER ROOM

Delightful Villeroy & Boch white suite comprising of a double shower cubicle, WC and vanity wash hand basin. Fully floor and wall tiled. Illuminated mirror and chrome towel rail. Electric under floor heating. Black matt designer vertical radiator.

## SECOND FLOOR

### BEDROOM ONE

A delightful feature double room with dormer window giving floor to ceiling picture window giving breathtaking views Wetherlam, Coniston Old Man, Todd Crag and Black Fell. Superb selection of bespoke fitted cupboards, bedside cabinet and feature dresser.

Eaves storage facilitating as a walk in wardrobe with drawers. Attic hatch with electric and partially boarded providing a highly useful storage facility.

### EN SUITE BATHROOM

Stunning five piece white suite comprising of a corner duo Jacuzzi bath and luxury separate shower cubicle with illuminated shelf. Wall hung WC and twin washbasins sat on unit with shelf. Part wall and floor tiled. Twin velux windows giving views towards Todd Crag. Electric under floor heating and sensor lighting. Anthracite matt designer vertical radiator. Chrome towel rail.

Excellent Eaves storage housing cylinder whilst also providing a useful storage facility.

## OUTSIDE

The property is approached via a private electric gated gravel drive providing parking for 4 vehicles with electric car charger. Useful integrated store with electric. Footpath around the property to rear split level garden which has a no maintenance artificial lawn, paved patio and a well stocked array of mature shrubs and bushes. All with an outstanding west facing aspect with views towards, Todd Crag, Wetherlam and Fairfield Horseshoe. Path providing pedestrian access onto Lake Road.





### TENURE

Freehold. Vacant possession on completion.

### SERVICES

All mains services are connected. Gas fired central heating. Electric underfloor heating in en suites 1 & 2. Electric car charger. CCTV.

### COUNCIL TAX BAND

F

### DIRECTIONS

What3words:///reverted.transmits.pats

From our office proceed up Kelsick Road onto Lake Road. Turn immediately left onto Old Lake Road, continue along until you reach the Diamond Lodge Hotel and the property is next door.

### BROADBAND

Ultrafast speed potentially available from Openreach/Fibrus of 1000 Mbps download and for uploading 1000 Mbps.

### MOBILE

Indoor: O2 is reported as 'likely' for Voice services and 'limited' for Data services. EE, Three and Vodafone are 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		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	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.

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