



## Ambleside

£575,000

Roselea and Roselea Flat, North Road, Ambleside, LA22 9DT

Roselea & Roselea Flat provide a fantastic opportunity to acquire two properties, in a superb location near central Ambleside! This three bedroomed stone built maisonette and 1 bedroom flat beneath has so much potential, and could easily become a welcoming family home with the benefit of additional accommodation, or an income stream if so desired.

### Quick Overview

3 bedroomed maisonette over three floors  
1 bedroomed flat for additional accommodation  
Great location near central Ambleside  
Brilliant opportunity for investors  
Open plan kitchen and living room  
Attractive Lakeland stone building  
In the heart of the Lake District National Park  
A perfect family home, second home or holiday  
let  
No chain  
Superfast Broadband Available



4



2



2



D/E



Superfast  
Broadband  
Available

Property Reference: AM4192



Entrance Hall



Hallway



Bedroom Three



Bathroom

Heading up the front steps and into Roselea, you will reach the entrance hall, which benefits from a spacious airing cupboard, and leads to bedroom three and the large downstairs bathroom. Bedroom three enjoys plenty of natural light from the large sash window, and is currently used as a large double bedroom. Make use of the handy storage cupboard in the corner of the room

The downstairs bathroom is part-tiled and of ample size, allowing space for a bathtub and a separate shower cubicle, with Triton shower; perfect for a family. The room also includes a pedestal wash hand basin, WC and tall chrome heated towel rail, and just like the bedroom next door, the bathroom is made brighter with lots of natural light through the large window.

Stairs lead you to the first floor, comprising an open plan kitchen and living room space, which will surely become the hub of the household. The well-appointed kitchen is fitted with wood-effect wall and base units, laminate worktops, and integrated Bosch oven and 4 ring gas hob, extractor hood over, integrated fridge freezer, and inset stainless steel sink and drainer. A fantastic workspace for any amateur chef!

The dual aspect living room is spacious and bright, enjoying views across Ambleside and to the fells beyond, and providing the perfect space to relax away from the bustling village below. An electric wood burner and overhead beams create a cosy, homely atmosphere in which to unwind after a long day.

Up the stairs is the top most floor, comprising of two more bedrooms and a handy part-tiled WC, with a pedestal wash hand basin and built-in airing cupboard. Bedroom one, which is currently being used as a home office, has built-in cupboard storage, and could be a spacious primary bedroom for the next owners. Bedroom two is another double bedroom, with a built in storage cupboard, and sash window enjoying the views to the Lake District fells in the distance.

### Accommodation (with approximate measurements)

Entrance Hall

Living Room 14' 2" x 9' 9" (4.34m x 2.98m)

Kitchen 9' 10" x 9' 6" (3m x 2.92m)

Bedroom One 14' 4" x 9' 1" (4.39m x 2.79m)

Bedroom Two 10' 4" x 9' 5" (3.15m x 2.89m)

Bedroom Three 14' 3" x 9' 7" (4.36m x 2.94m)

Bathroom

Shower Room



Kitchen



Living Room



Kitchen



Living Room



Bedroom One



Bathroom

## Property Information

**Tenure** Freehold

**Council Tax** South Lakeland District Council  
Roselea - Council Tax Band E, Roselea Flat Council Tax Band A

**Services** Roselea is connected to mains water, electricity, gas and drainage. Roselea Flat uses electric heating and is connected to the mains water supply.

**Broadband** Superfast broadband available - Openreach Network.

**Mobile Services** Good service from EE, Vodafone, Three and O2.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** At the Tourist Information Centre/Post Office in Ambleside, turn left onto North Road. Continue up the road and past the Unicorn Pub. The property can be found approximately 330ft on your left hand side. The basement flat is underneath the maisonette of Roselea.

**What3Words** ///sleepers.rehearsal.calculating

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom Two



Views



Roselea Flat



Living Room



Kitchen

Roselea Flat can be found just off of the front door to the maisonette, via it's own private entrance. As you enter the flat, the little entrance porch includes a deep, built-in storage cupboard, ideal for storing muddy boots and walking poles. Continuing into the property, the dual aspect living room is deceptively spacious, and is easy to imagine with your own stamp on it!

A door leads through to the kitchen, with wood-effect laminate floor, partially tiled walls and gloss wall and base units. The kitchen is fitted throughout with practical integrated appliances, including Lamona oven and 4 ring induction hob, with extractor hood over, and inset stainless steel sink and drainer.

Next to the kitchen, is the shower room, comprising a shower cubicle with Bristan shower, pedestal wash hand basin with a fabulous LED mirror above, WC, and chrome heated towel rail.

Lastly, the flat includes a double bedroom, with a window to allow for sunlight to peek in.

#### Accommodation (with approximate measurements)

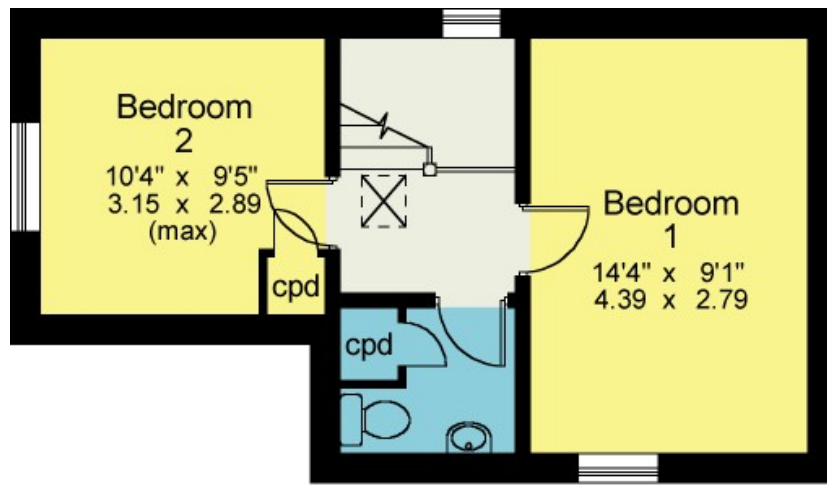
Living Room 15' 10" x 9' 9" (4.83m x 2.97m)

Kitchen 8' 1" x 5' (2.46m x 1.52m)

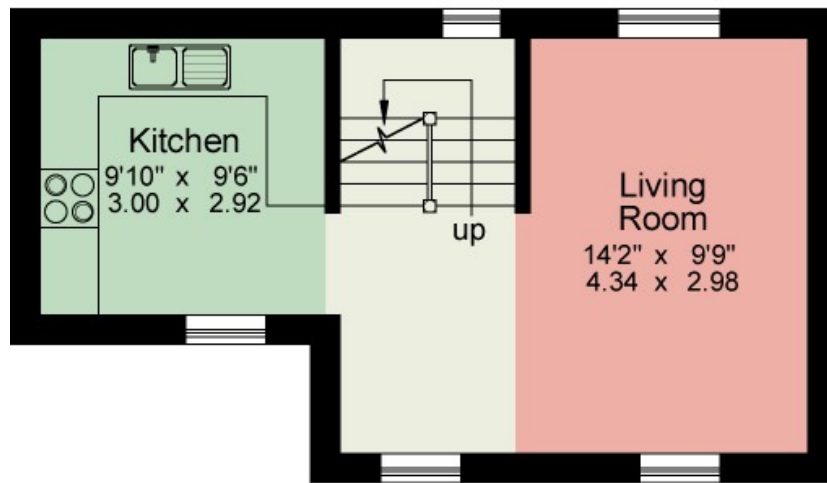
Bedroom 9' 7" x 8' 8" (2.92m x 2.64m)

Shower Room

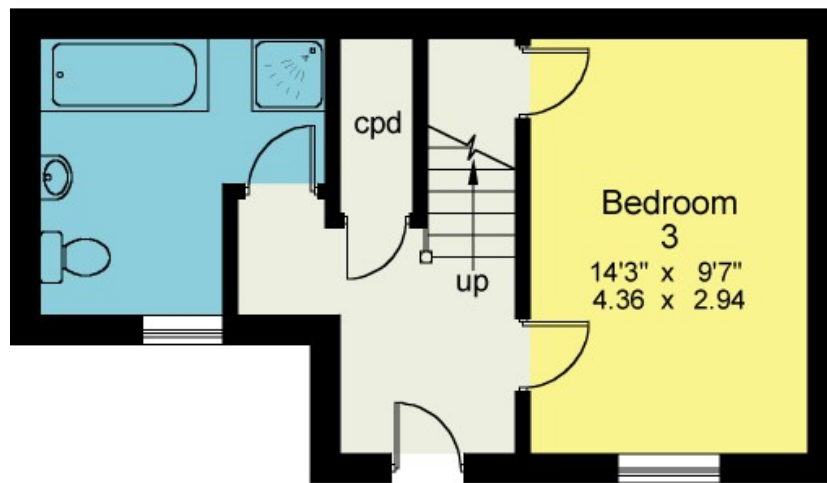
Request a Viewing Online or Call 015394 32800



Second Floor



First Floor



Ground Floor

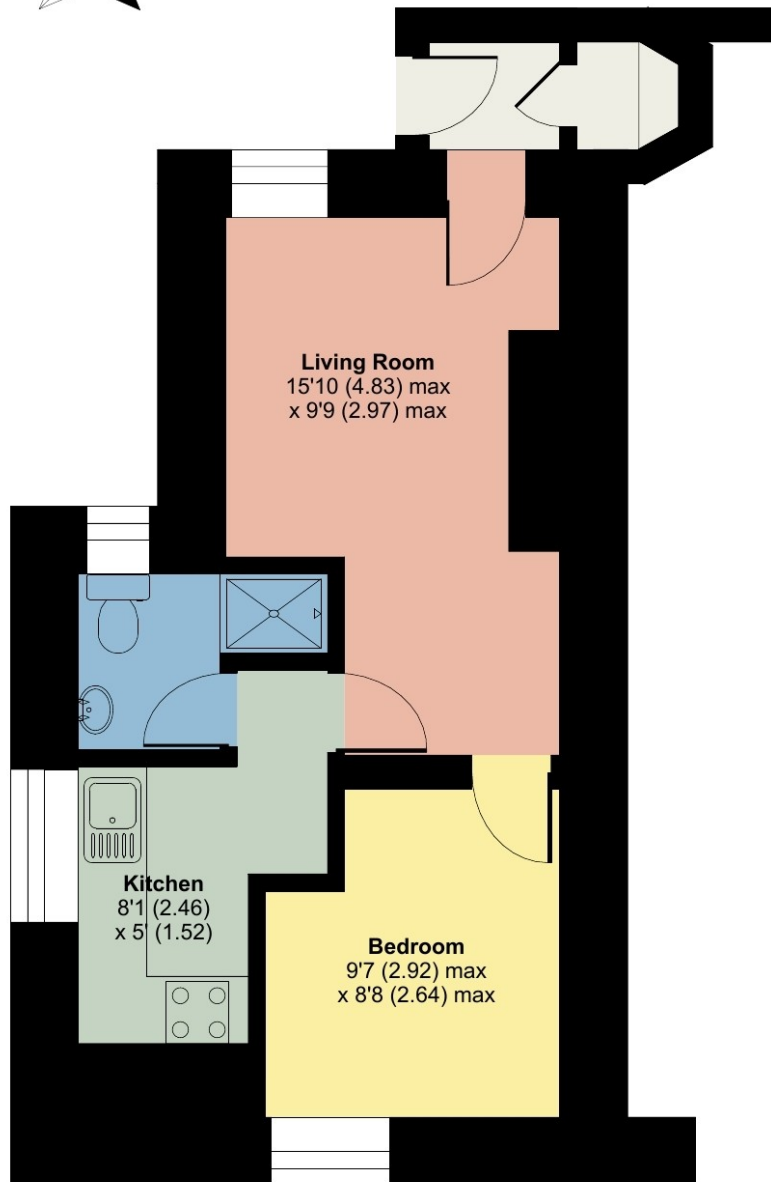
Approx Gross Floor Area = 976 Sq. Feet  
 = 90.7 Sq. Metres

For illustrative purposes only. Not to scale.

# North Road, Ambleside, LA22

Approximate Area = 348 sq ft / 32.3 sq m

For identification only - Not to scale



**LOWER GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 816074

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/05/2026.

Request a Viewing Online or Call 015394 32800



## Ambleside

£575,000

Roselea and Roselea Flat, North Road, Ambleside, LA22 9DT

Roselea & Roselea Flat provide a fantastic opportunity to acquire two properties, in a superb location near central Ambleside! This three bedroomed stone built maisonette and 1 bedroom flat beneath has so much potential, and could easily become a welcoming family home with the benefit of additional accommodation, or an income stream if so desired.

### Quick Overview

3 bedroomed maisonette over three floors  
1 bedroomed flat for additional accommodation  
Great location near central Ambleside  
Brilliant opportunity for investors  
Open plan kitchen and living room  
Attractive Lakeland stone building  
In the heart of the Lake District National Park  
A perfect family home, second home or holiday  
let  
No chain  
Superfast Broadband Available



4



2



2



D/E



Superfast  
Broadband  
Available

Property Reference: AM4192



Entrance Hall



Hallway



Bedroom Three



Bathroom

Heading up the front steps and into Roselea, you will reach the entrance hall, which benefits from a spacious airing cupboard, and leads to bedroom three and the large downstairs bathroom. Bedroom three enjoys plenty of natural light from the large sash window, and is currently used as a large double bedroom. Make use of the handy storage cupboard in the corner of the room

The downstairs bathroom is part-tiled and of ample size, allowing space for a bathtub and a separate shower cubicle, with Triton shower; perfect for a family. The room also includes a pedestal wash hand basin, WC and tall chrome heated towel rail, and just like the bedroom next door, the bathroom is made brighter with lots of natural light through the large window.

Stairs lead you to the first floor, comprising an open plan kitchen and living room space, which will surely become the hub of the household. The well-appointed kitchen is fitted with wood-effect wall and base units, laminate worktops, and integrated Bosch oven and 4 ring gas hob, extractor hood over, integrated fridge freezer, and inset stainless steel sink and drainer. A fantastic workspace for any amateur chef!

The dual aspect living room is spacious and bright, enjoying views across Ambleside and to the fells beyond, and providing the perfect space to relax away from the bustling village below. An electric wood burner and overhead beams create a cosy, homely atmosphere in which to unwind after a long day.

Up the stairs is the top most floor, comprising of two more bedrooms and a handy part-tiled WC, with a pedestal wash hand basin and built-in airing cupboard. Bedroom one, which is currently being used as a home office, has built-in cupboard storage, and could be a spacious primary bedroom for the next owners. Bedroom two is another double bedroom, with a built in storage cupboard, and sash window enjoying the views to the Lake District fells in the distance.

### Accommodation (with approximate measurements)

Entrance Hall

Living Room 14' 2" x 9' 9" (4.34m x 2.98m)

Kitchen 9' 10" x 9' 6" (3m x 2.92m)

Bedroom One 14' 4" x 9' 1" (4.39m x 2.79m)

Bedroom Two 10' 4" x 9' 5" (3.15m x 2.89m)

Bedroom Three 14' 3" x 9' 7" (4.36m x 2.94m)

Bathroom

Shower Room



Kitchen



Living Room



Kitchen



Living Room



Bedroom One



Bathroom

## Property Information

**Tenure** Freehold

**Council Tax** South Lakeland District Council  
Roselea - Council Tax Band E, Roselea Flat Council Tax Band A

**Services** Roselea is connected to mains water, electricity, gas and drainage. Roselea Flat uses electric heating and is connected to the mains water supply.

**Broadband** Superfast broadband available - Openreach Network.

**Mobile Services** Good service from EE, Vodafone, Three and O2.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** At the Tourist Information Centre/Post Office in Ambleside, turn left onto North Road. Continue up the road and past the Unicorn Pub. The property can be found approximately 330ft on your left hand side. The basement flat is underneath the maisonette of Roselea.

**What3Words** ///sleepers.rehearsal.calculating

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom Two



Views



Roselea Flat



Living Room



Kitchen

Roselea Flat can be found just off of the front door to the maisonette, via it's own private entrance. As you enter the flat, the little entrance porch includes a deep, built-in storage cupboard, ideal for storing muddy boots and walking poles. Continuing into the property, the dual aspect living room is deceptively spacious, and is easy to imagine with your own stamp on it!

A door leads through to the kitchen, with wood-effect laminate floor, partially tiled walls and gloss wall and base units. The kitchen is fitted throughout with practical integrated appliances, including Lamona oven and 4 ring induction hob, with extractor hood over, and inset stainless steel sink and drainer.

Next to the kitchen, is the shower room, comprising a shower cubicle with Bristan shower, pedestal wash hand basin with a fabulous LED mirror above, WC, and chrome heated towel rail.

Lastly, the flat includes a double bedroom, with a window to allow for sunlight to peek in.

#### Accommodation (with approximate measurements)

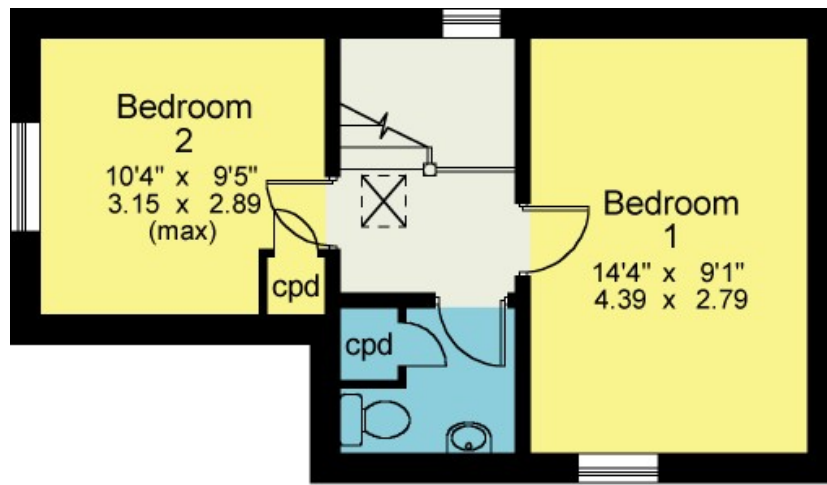
Living Room 15' 10" x 9' 9" (4.83m x 2.97m)

Kitchen 8' 1" x 5' (2.46m x 1.52m)

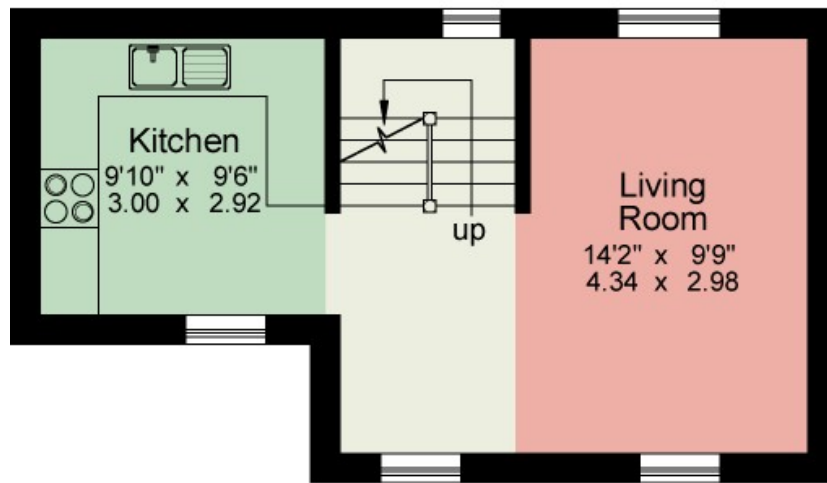
Bedroom 9' 7" x 8' 8" (2.92m x 2.64m)

Shower Room

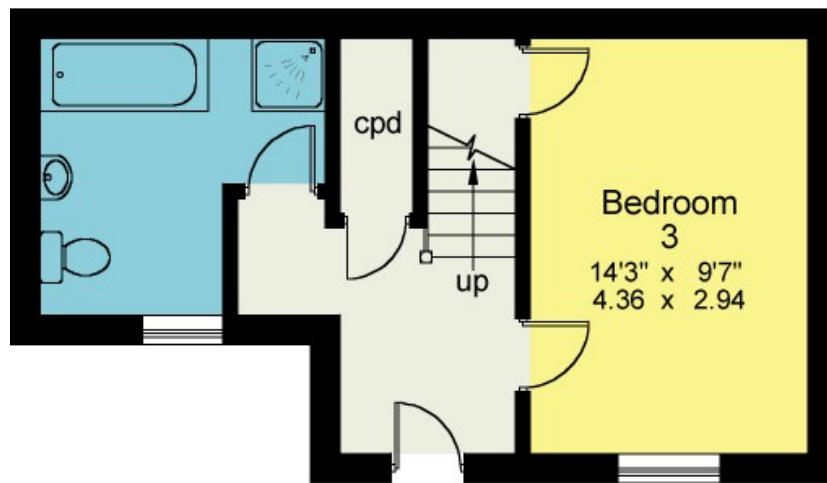
Request a Viewing Online or Call 015394 32800



Second Floor



First Floor



Ground Floor

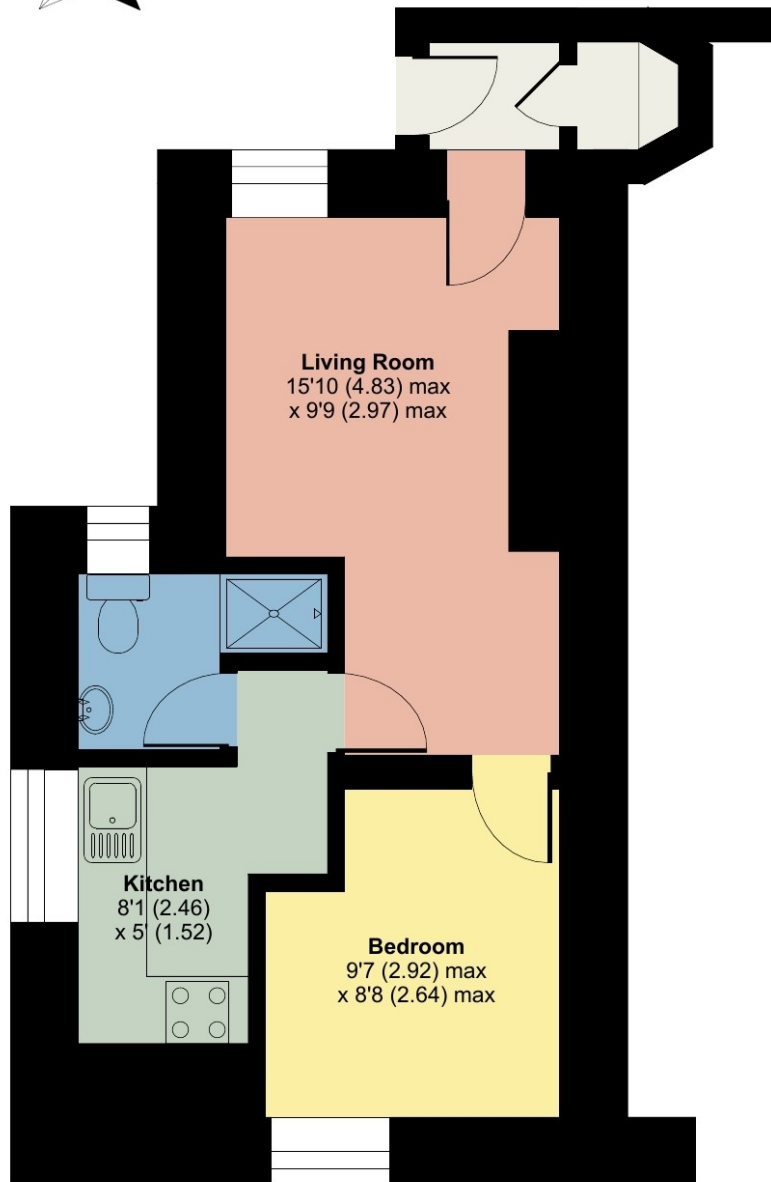
Approx Gross Floor Area = 976 Sq. Feet  
 = 90.7 Sq. Metres

For illustrative purposes only. Not to scale.

# North Road, Ambleside, LA22

Approximate Area = 348 sq ft / 32.3 sq m

For identification only - Not to scale



**LOWER GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 816074

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/05/2026.

Request a Viewing Online or Call 015394 32800