



# 19 Stonecroft

Ambleside, Cumbria, LA22 0AU

Guide Price £350,000

# 19 Stonecroft

## Ambleside

A rare opportunity to acquire an excellent three bedroom semi detached house, bordering open countryside with magnificent fell and country views. Private gardens, parking and detached single garage.

The property also has the distinct advantage of having planning permission in perpetuity for an additional two bedroom terraced property, as well as permission to extend the current property to the rear. Planning reference 7/2021/5578.

The first floor of the property has been totally redesigned and modernised with new luxury bathroom suite, modern insulation, re wired and re plastered. Whilst the ground floor is still untouched as the intention was to initially extend the property.

The property would suit a variety of buyers who comply with the Local Occupancy Restriction and benefits from a small front garden and superb split level rear garden with raised lawn commanding superb panoramic fell and country views towards Loughrigg, Wetherlan, Coniston Old Man, and the lower slopes of Wansfell Pike. The property currently has private off road parking and single detached garage.

Stonecroft is a well established residential area on the lower slopes of Wansfell Pike to the south side of Ambleside convenient for all village amenities including a variety of shops restaurants, local church and schools.



## Accommodation

With direct staircase, high consumer unit and electric meters.

Leading to;

## Living Room

Light room with chimney breast and open space for a fire and tiled hearth. Alcove shelving and attractive views over the front garden towards Wansfell Pike. TV point.



## Kitchen/Diner

A generously proportioned room with a basic selection of wall, display and base units. One and a half bowl sink unit with mixer tap, integrated under counter fridge, electric oven with four ring gas hob, extractor and plumbing for dishwasher. Strip light and part wall tiled. Fine west facing views over the rear garden towards Loughrigg, Black Fell and Langdales. Under stairs cloaks cupboard providing useful storage and housing Valliant gas central heating boiler.



## First Floor

### Landing

Loft access with pull down ladder, fully boarded with electric, skylight and partial pine panelled ceiling. Leading to;

### Rear Bedroom One

Spacious double room with inset lights, excellent views towards Loughrigg, Weatherlam and Black Fell.



### Front Bedroom Two

Double room with inset lights and prominent view towards Wansfell Pike.



### Rear Bedroom Three

Currently used as an office but also an ideal single room with fine west facing views over the rear garden towards Loughrigg, Black Fell and Langdales.



## Bathroom

Modern contemporary three piece white suite comprising duo panelled bath with rain head shower over and shower attachment. WC and wall hung wash hand basin with waterfall tap. Fully wall and floor tiled. Concealed cupboard behind the shower providing useful neat storage. Electric underfloor heating, illuminated mirror with touch control and electric shaver point. Heated towel rail.



## Garage

To the front is a small lawned garden area with shrubs, single detached garage with electric and water, sink unit, plumbing for washing machine providing a perfect facility for laundry.

## Outside

Path leading to the rear split level stone walled terraced garden with excellent raised upper terrace with amazing panoramic views 360 degree views towards Red Screes, Wansfell Pike, Loughrigg, Latterbarrow, Claife etc all bordering an adjacent field and open countryside.

## External WC



## Services

All mains serviced are connected. Gas central heating. Hive.

## Tenure

Freehold. Vacant possession on completion.

## Council Tax Band

C

## Please note

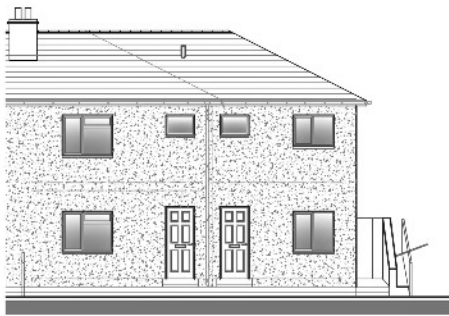
The property has a 'Local Occupancy Condition'. Any purchaser must have lived or worked in the County of Cumbria for the last three years.

## What3words

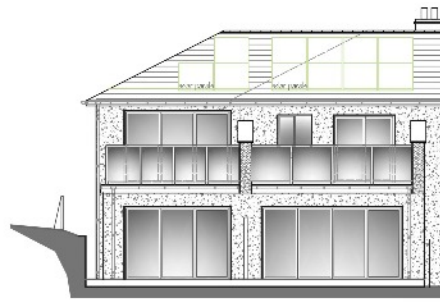
[///already.retaliatetasks](https://www.what3words.com/)

## Broadband

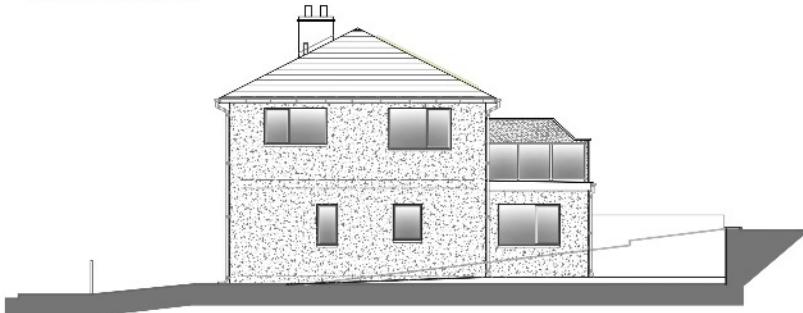
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/)



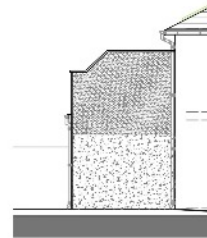
East Elevation



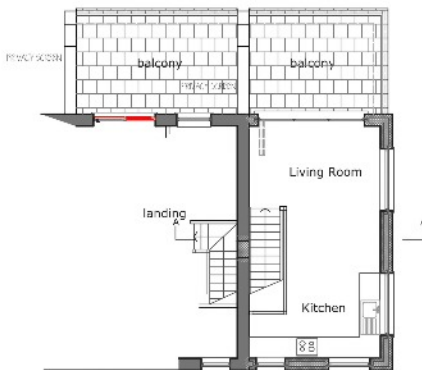
West Elevation



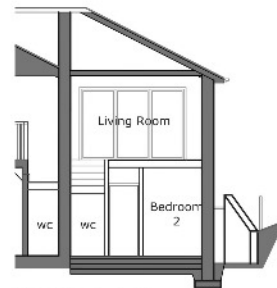
North Elevation



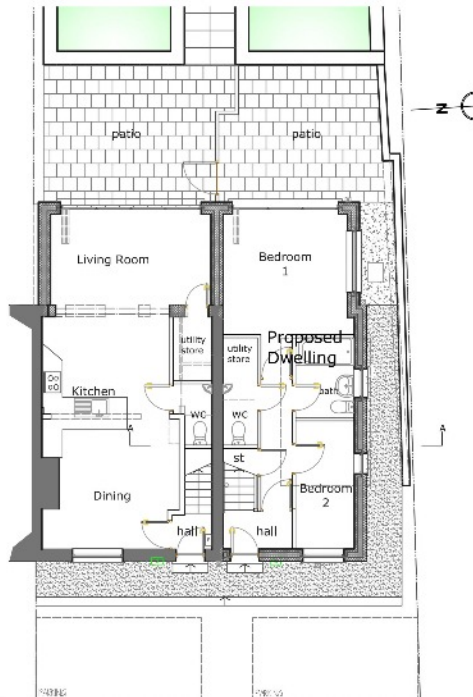
South Elevation



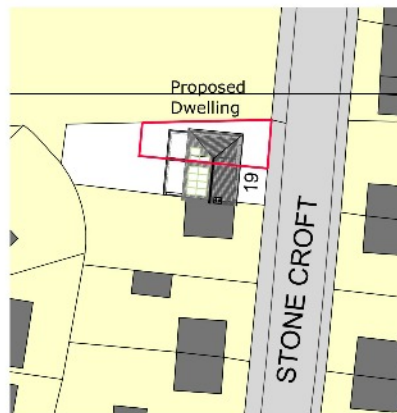
Part First Floor Plan



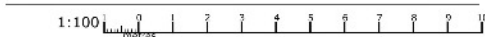
Section A-A



Ground Floor Plan



Block Plan 1:500



**Notes:**  
 NB: The Contractor must verify all specified items with client and local authority before purchase. The contractor must be satisfied with all details and practicalities on site before commencing construction / works.  
 The contractor must check and verify all building and site dimensions, all sewer invert levels and road levels at connection points prior to start of works. Any discrepancies found on site must be notified to the Architect prior to works commencing.  
 This drawing must be read in conjunction with and checked against any structural or specialist drawings / details. (ie. from Structural Engineer)  
 The contractor is to carry out the works in compliance with the current Building Regulations and N.H.B.C requirements where they apply.

| MATERIALS KEY  |              |
|----------------|--------------|
| External Walls |              |
| Finish:        | Render       |
| Colour:        | Natural Grey |
| Roof           |              |
| Finish:        | Local Slate  |
| Colour:        | Blue/Grey    |
| Window Frames  |              |
| Construction:  | UPVC         |
| Colour:        | White        |
| Door Frames    |              |
| Construction:  | ALUMINIUM    |
| Colour:        | DARK GREY    |
| Facades        |              |
| Finish:        | Painted SW   |
| Colour:        | Grey         |

| Rev | By  | Description       | Date       |
|-----|-----|-------------------|------------|
| A   | DJF | CLIENT AMENDMENTS | 28/04/2021 |



Client  
 Mr C Richardson

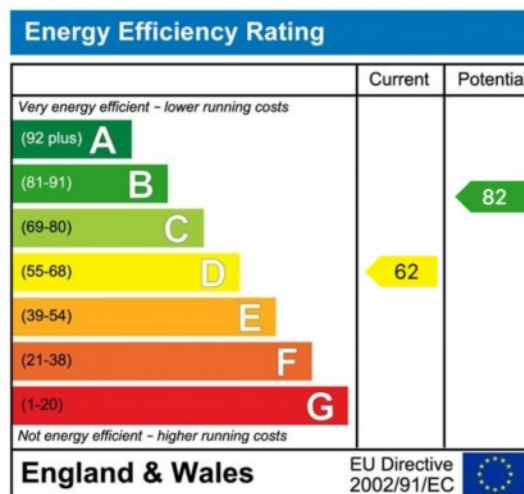
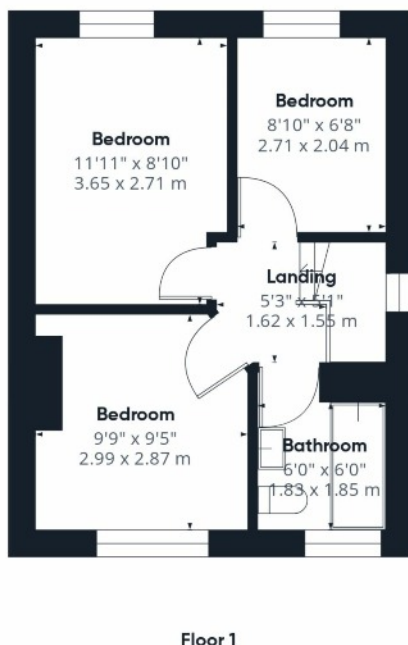
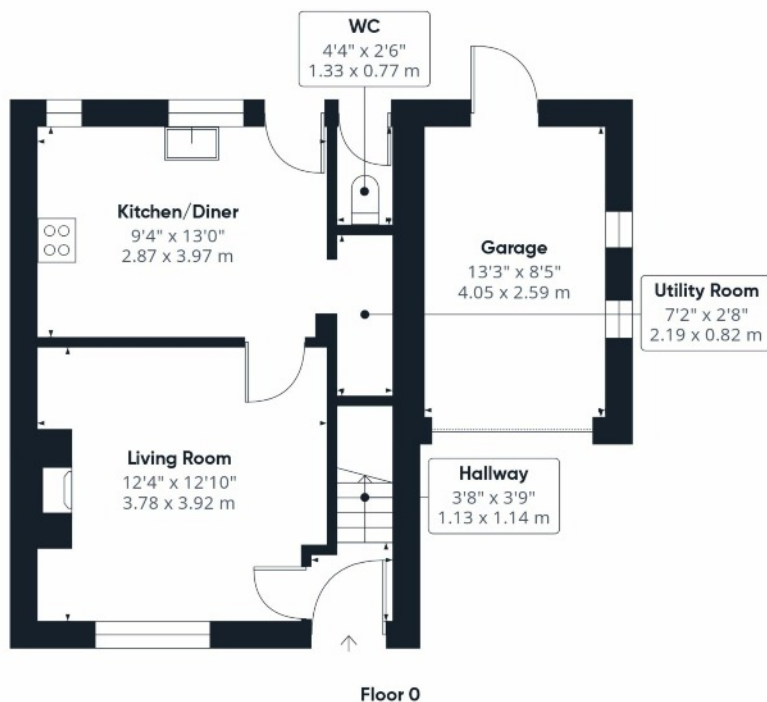
Project  
 Proposed Dwelling and Extension to 19 Stonecroft Ambleside

Title  
 PROPOSED PLANS SECTION AND ELEVATIONS

|              |             |             |            |
|--------------|-------------|-------------|------------|
| Project Ref: | R77/2124    | Date:       | 14/04/2021 |
| Drawing No:  | 04          | Revision:   | A          |
| Drawn by:    | DJF         | Checked by: |            |
| Scale:       | 1:500 1:100 | Sheet:      | A1         |

Architectural Design Ltd  
 One Queens Yard, 9, Victoria Street  
 Windermere, Cumbria LA23 1RN  
 Tel: 01524 43721  
 E: adl@adlarchitects.co.uk  
 www.adlarchitects.co.uk





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.