



Ambleside

£375,000

Fairfield, Reed Bottoms, Rothay Road, Ambleside, LA22 0RB

Tucked away on a quiet side street in the heart of the picturesque village of Ambleside, Fairfield offers a wonderful opportunity to own a two-bedroom detached bungalow in one of the most sought-after areas of the Lake District.

Renowned for its beautiful Lakeland walks, spectacular fell scenery and excellent selection of independent shops, cafés and restaurants, Ambleside provides an enviable setting for enjoying the very best of Lake District living.

Quick Overview

- Two-bedroom detached bungalow in a highly sought-after location
- Stunning fell views towards Loughrigg and Wansfell
- Spacious triple-aspect open-plan living space
- Quiet side-street setting
- Excellent access to Ambleside's independent shops, cafés and restaurants
- Lakeland walks direct from the doorstep
- Single floor accommodation
- Local occupancy clause applies
- Garage and ample parking
- Ultrafast Broadband available

Property Reference: AM4221



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Ultrafast
Broadband
Available



Garage &
Driveway Parking



View from the Property



Living Room



Dining Area



Kitchen

Steps lead up to the part-glazed front door, opening into the entrance hall. Wood-effect flooring runs throughout the property, providing a practical and attractive finish. The shower room is positioned immediately to the right and features an Aqualisa shower, WC, wash hand basin with mirror and light above, tiled splashback and a large double-doored storage cupboard with shelving, which also houses the Worcester boiler. An obscure-glazed front window with roller blind allows natural light into the room while maintaining privacy.

Bedroom One is a good sized double bedroom with a rear-facing window and benefits from built-in wardrobes, chest of drawers and bedside tables. Bedroom Two is also a double room, with built-in wardrobe and chest of drawers, together with a front-facing window which makes the room particularly light and airy.

The hallway provides further useful storage with a large cupboard, together with access to the loft, before leading through to the impressive open-plan kitchen, dining and living space. This is undoubtedly the principal feature of the property. A generous triple-aspect room, it is flooded with natural light and enjoys wonderful views towards Loughrigg and Wansfell. The living area features an electric fire with attractive wooden mantle and surround, set upon a granite hearth, while there is ample room for a dining table and chairs, making this an ideal space for both everyday living and entertaining.

The well-appointed kitchen offers a good range of wall and base units with wood-effect laminate worktops. Integrated appliances include a Neue four-ring gas hob and oven with extractor hood above, dishwasher, fridge and freezer. There is also a composite sink with moulded drainer and mixer tap. A breakfast bar provides the perfect place to enjoy a morning coffee whilst taking in the superb fell views.

A door from the kitchen leads down to the outside space, which wraps around the property and provides a variety of areas from which to enjoy the Lakeland surroundings. To one side is a private patio with a charming glazed wooden summer house. Set above the patio (and accessed from the rear of the property) is an elevated area of lawn that enjoys spectacular panoramic views to Wansfell, Fairfield Horseshoe and Loughrigg.

To the other side of the property, further steps lead down to another lawned area surrounded by established shrubs, together with a further patio. A pathway continues around to the front of the property, creating a pleasant flow between the various outdoor spaces.

The property also benefits from a good-sized garage with an electronic opening door, sink with cupboards beneath and plumbing for both a washing machine and tumble dryer. A further side door provides convenient external access. There is tandem parking in front of the garage for several vehicles, a particularly valuable feature given the highly sought after location.

With its peaceful yet central setting, generous open-plan living accommodation, two double bedrooms, attractive wraparound outdoor space, garage and parking, Fairfield presents an exceptional opportunity to enjoy life in one of the Lake District's most desirable villages. The combination of beautiful fell views, practical accommodation and easy access to all that Ambleside has to offer makes this a property with considerable appeal.

Accommodation (with approximate dimensions)

Bedroom One 9' 4" x 12' 10" (2.85m x 3.92m)

Bedroom Two 11' 7" x 9' 10" (3.53m x 3.02m)

Kitchen/Dining Room 9' 9" x 22' 5" (2.98m x 6.85m)

Living Room 11' 9" x 13' 00" (3.60m x 3.96m)

Garage 18' 1" x 9' 7" (5.53m x 2.93m)

Property Information

NOTE Please note the property is subject to a local occupancy condition. Please contact the office for further details.

Tenure Freehold

Council Tax Council Tax Band E - Westmorland and Furness Council

Services The property is connected to mains water, drainage, gas and electricity and benefits from gas central heating

Broadband Ultrafast Broadband available - Openreach network

Mobile Services Likely service from O2, Three, Vodafone and EE

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

Directions Entering Ambleside from the direction of Windermere, continue straight ahead at the traffic lights at Waterhead, go along Lake Road bearing left onto the one way system which then forms Wansfell Road. Get into the right hand lane and follow this around at the bottom of the hill, stay in the right hand lane. Shortly afterwards you will see Rothay Garth Hotel, turn right into their car park and follow the road to the left. Fairfield is the 2nd bungalow on the right.

What3Words ///stems.coaching.ratty

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



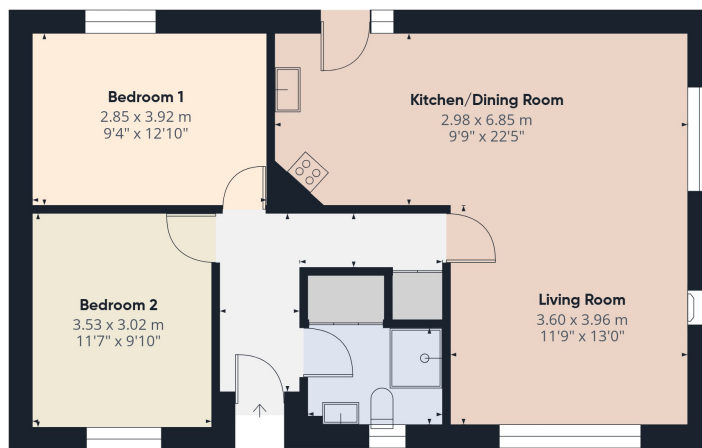
Bedroom Two



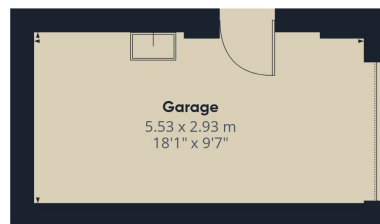
Views from Living Room



Front Elevation



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
84.4 m²
910 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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