



## Chapel Stile

£595,000

Christmas Cottage, Chapel Stile, Ambleside, Cumbria, LA22 9JL

Deceptively spacious, this split level semi detached bungalow in the beautiful Great Langdale Valley is a real joy - perfectly located for ready access to the heart of the Lakeland fells it currently provides an excellent holiday home in a most popular location.

Enjoying lovely views, the well presented accommodation has characterful features including a vaulted ceiling with exposed roofing timbers in the sitting room. Additionally there is a separate dining room, a fitted kitchen, three double bedrooms, two luxury bath/shower rooms, easily maintained gardens and parking for three cars..

### Quick Overview

Superbly situated in the Great Langdale Valley  
Semi detached 3 bedroomed split level  
bungalow  
Sitting room with a vaulted ceiling, plus dining  
room  
Full of characterful features  
Wonderful views  
Fell walks from the doorstep  
No chain  
Easily managed gardens  
Private parking for 3 cars  
Superfast broadband available - Openreach



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Superfast  
Broadband  
Available



Private Parking  
for 3 Cars

Property Reference: AM4118



Chapel Stile Fell Views



Kitchen



Dining Room



Living Room

The welcoming entrance porch is lovely and light, having ample space for storing damp coats, muddy boots or dealing with soggy dogs. Making clever use of this space is an integrated utility style cupboard with plumbing provision for an automatic washing machine, all neatly tucked away, and also housing the Worcester central heating boiler.

The generous dining room has a beamed ceiling and is ideal for entertaining friends and family, or perhaps tackling a large jigsaw should the weather prove inclement. An open gallery overlooking the sitting room below gives a glimpse of the splendid sitting room with its imposing vaulted ceiling and exposed timber beams this room certainly has the wow factor. Having lovely views looking south and south west, this is a rather special room in which to relax after a hard day on the fells in front of the woodburning stove set upon a raised hearth - wonderfully cosy on those cooler evenings.

The stylish kitchen also has exposed timber beams, tiled walls and is fitted with attractive wall and base units with complementary work surfaces incorporating a stainless steel sink and a half with drainer and mixer tap. The drawers and cupboards are soft closing and there is ample storage space for the creative cook. Integrated appliances include a Beko 4 ring ceramic hob set above a CDA oven with extractor hood over, a Beko dishwasher, and a large CDA fridge freezer.

The primary bedroom is a generous and comfortable double, benefitting from an integrated wardrobe, whilst steps down lead to a luxury en suite shower room featuring a large shower unit, and wash hand basin and WC set within a vanity style unit. With exposed beams, tiled walls and a heated ladder style towel rail radiator ensuring a warm towel is always to hand.

There are two further double bedrooms both having views to the surrounding fells, and a modern bathroom with tiled walls and a three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin, and WC as well as having a heated ladder style towel rail.

From the inner hallway there is access to the very large loft space having potential for extending the living space (with necessary consents) which has been boarded out currently providing excellent additional storage space.

Outside are easily managed patio areas, providing a number of options when it comes to choosing where to enjoy that morning coffee, perhaps whilst deciding which of the Wainwright fells to tick off that day. Alternatively, what a great spot for an evening barbecue should the weather allow. Also having an outside tap and light point.

This property enjoys private car parking space for three cars.

This warm and inviting home in this fabulous location is sure to attract a lot of attention - don't miss out!

#### Location

Christmas Cottage is ideally situated a short walk from the centre of the village of Chapel Stile, the local shop and the popular Wainwright's Inn. It occupies the perfect location for immediate access to both beautiful low level walks and to the dramatic high fells which surround the great Langdale Valley, here in the very heart of the Lake District National Park.

#### Accommodation (with approximate dimensions)

Entrance Porch

Dining Room 15' 11" x 12' 3" (4.85m x 3.73m) Steps down to

**Sitting Room** 19' 7" x 17' 3" (5.97m x 5.26m)

**Kitchen** 9' 9" x 8' 0" (2.97m x 2.44m)

**Bedroom 1** 12' 8" x 8' 11" (3.86m x 2.72m) plus wardrobe

**En Suite Shower Room**

**Bedroom 2** 15' 7" x 9' 2" (4.75m x 2.79m)

**Bedroom 3** 9' 11" x 7' 10" (3.02m x 2.39m) plus wardrobes

**Inner Hallway**

**House Bathroom**

### Property Information

**Tenure** Freehold.

**Services** This property is connected to mains electricity, water and drainage, and has LPG central heating and UPVC double glazing. Central heating to radiators can also be conveniently controlled remotely via Hive.

**Broadband** Superfast broadband is available - Openreach network. The installed broadband is BT.

Note; You may be able to obtain broadband service from EE a Fixed Wireless Access provider covering this area.

**Mobile Service** Likely service from EE.

**Business Rates** Westmorland and Furness District Council - This property has a rateable value of £4,600, with the current amount payable for 2026/27 being £2,295.40. Small Business Rate Relief may be available, and is enjoyed by the current owners.

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

**Directions** From Ambleside proceed towards Coniston turning right at Skelwith Bridge, signposted Elterwater and Chapel Stile. Continue for approximately one and a half miles, and on entering Chapel Stile pass Wainwrights public house on the left, and proceed through the village where the property is found on the right hand side, close to Thrang Brow.

**What3Words** ///skies.alone.winning

**Viewings** Strictly by appointment with Hackney & Leigh.

**NOTE:** The property is to be sold to include all contents bar personal possessions in order that it can continue to function as a well equipped holiday cottage.

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom 1



Bedroom 3



Bedroom 2

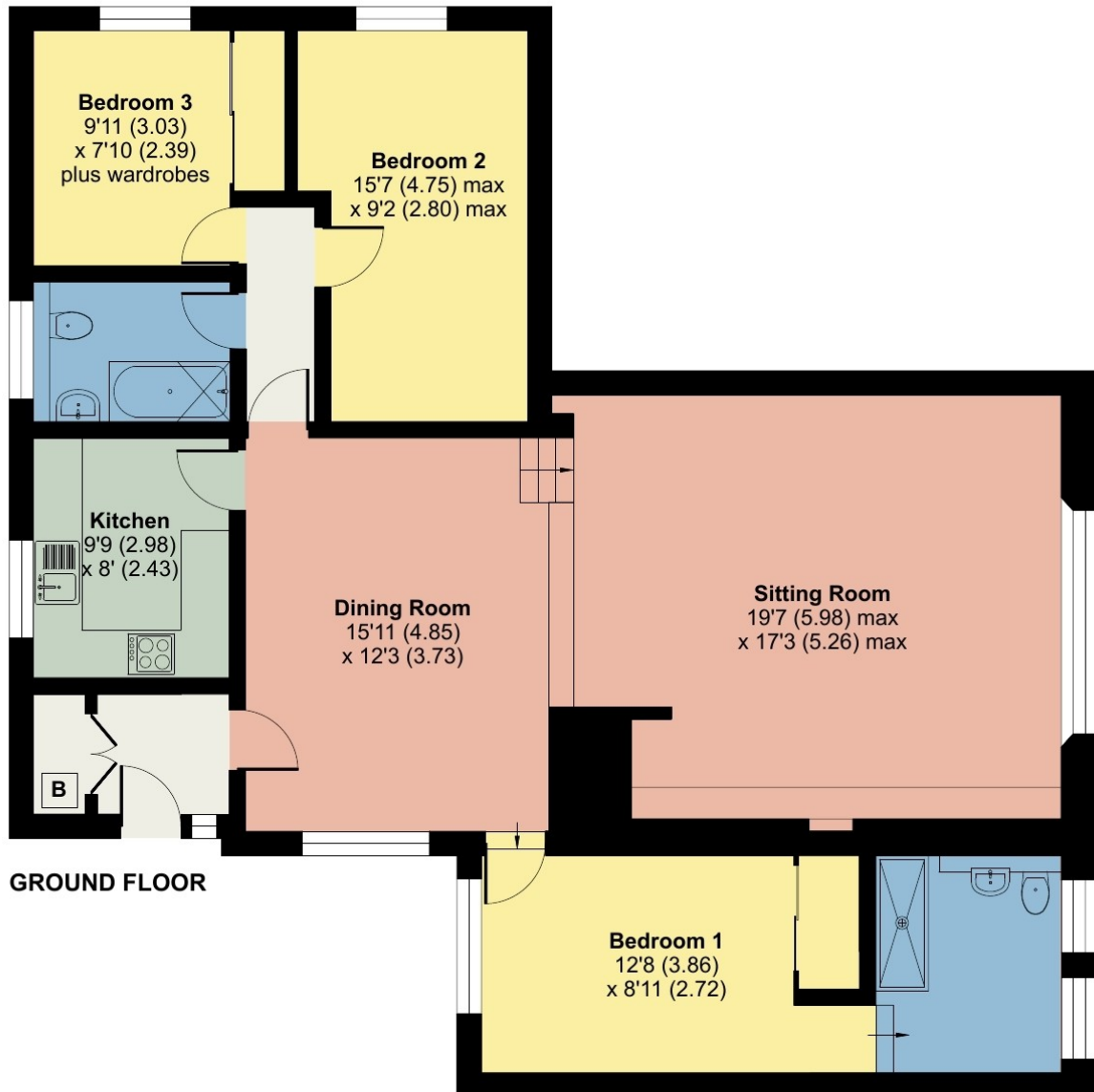


Patio Seating Area

# Christmas Cottage, Chapel Stile, Ambleside, LA22

Approximate Area = 1267 sq ft / 117.7 sq m

For identification only - Not to scale



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