



Jackdaw Cottage

Pinfold Row, Ambleside, LA22 9AX

Guide Price £325,000

Jackdaw Cottage

Pinfold Row, Ambleside

The sale of Jackdaw Cottage provides an excellent opportunity to obtain a two bedroom mid terrace traditional Lakeland cottage spread over three floors. Attractively presented with a lovely open plan living/ kitchen with feature gas effect wood burning stove. Easy to clean marble effect tiled floor throughout the ground floor. Whilst having two good size bedrooms and front patio.

An ideal low maintenance lock up and leave property, which is a well established and currently offered as a successful one bedroom holiday letting property and generates an income of approximately £20,000 per annum. Majority of contents included apart from a few personal items.

Conveniently located close to the centre of this most popular Lakeland town, being only a short two minute walk to the wide variety of amenities close at hand including, shops restaurants, public houses, Post office doctors, cinema etc.



Accommodation

Enclosed traditional slate pitched roof porch with glazed sides provides plenty of light. Perfect space for cloaks and boots. Leading to;

Semi glazed front door leading into;

Open plan living/kitchen and dining area

A delightful light open dual aspect room with a feature gas effect stove set on a slate hearth with built in lintel. Alcove shelving. TV point and concealed consumer unit and electric meter. Tiled floor throughout.

Kitchen area has a selection of wall and base grey shaker units with oak effect worktop. Stainless steel sink unit and chrome mixer tap. Integrated appliances include under counter fridge, washer dryer, Stoves electric oven and Stoves four ring gas hob and extractor. Concealed boiler. Table top small freezer. Heating thermostat and chrome light fittings.

Stairs with shelf and high level window.



First floor

Bathroom

A spacious three piece white suite comprising panelled bath with chrome shower over with glazed screen, pedestal wash hand basin and WC. Fully wall tiled and linoleum flooring. Chrome heated towel rail, electric shaver point with illuminated mirror and shelf.



Bedroom One

Light double room with window seat.

Second Floor



Bedroom Two

Accessed from an enclosed staircase leading to a spacious twin room with substantial eaves storage at either end. Velux windows.



Outside

Ideal low maintenance paved patio area to the front of the property.

Directions

From Rydal Road head north past the famous Bridge House, turn right at the mini roundabout onto Smithy Brow. Turn immediately left and then veer immediately right. Proceed past the vehicle repair garage and the rear of the terrace is on the right hand side. The front door is down some steps around the corner.

<https://w3w.co/muddle.drift.mailers>

Services

All services connected. Gas central heating. Ground floor benefits from (dry) electric underfloor heating.

Tenure

Freehold

Rateable value

£1,700.00. Actual amount payable £848.03. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

Broadband

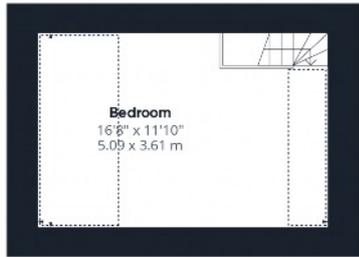
Ultrafast 1000Mbps download speed (based on Ofcom.com results).



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 666.8 ft²
 61.95 m²

Reduced headroom
 73.49 ft²
 6.83 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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