MATTHEWS BENJAMIN

Flat 1, Old Stamp House

Church Street, Ambleside, LA22 0BU

Guide Price £335,000

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This sale represents a fantastic opportunity to buy a unique and historical two bedroom, two bathroom apartment. Located in the heart of Ambleside, one of the Lake District's finest villages, central to all amenities, the apartment is the former workplace of William Wordsworth. The property will suit a variety of purchasers whether as a holiday let, main residence or weekend retreat.

1 Wordsworth's Stamp House is a well established and successful holiday let, which is being sold as a going concern. It is currently let with Lakeland Retreats (part of the Travel Chapter group), and advertised on Booking.com and AirBnb. The sale will include all forward bookings and contents. It currently generates an annual gross income of circa £33,000.

The apartment is located within a traditional Lakeland building. An inviting communal hall leads to the private apartment entrance. The apartment has undergone comprehensive and significant modernisation and refurbishment throughout, with a quality fitted kitchen, bathrooms and double glazing, all done to a high specification. The apartment contains electric wall heaters that can be controlled remotely using Wifi.

Located in the centre of this highly popular Lakeland village on Church Street, it enjoys easy access to all amenities including a wide variety of shops, restaurants, public houses etc. The beautiful Rothay Park playing fields and sporting facilities are nearby, whilst there are endless fell and country walks right from the doorstep, so you don't need to use a car.

Accommodation

A communal entrance hall leads to the front door of the apartment and into:

The Boot Room

On entering the apartment, the boot room provides an ideal space for removing your boots and coats following a long day on the fells. This heated room has seating, storage, oak effect flooring, fitted base units incorporating an integrated freezer, washer and dryer and a large modern worktop. Access to the main apartment is via the original ornate archway and door.

Hallway

Providing access to all principal rooms.

Kitchen/Lounge/Dining Area

A bright and spacious open plan living/dining area featuring a curved bay window with window seating, offering spectacular views across the village and surrounding fells. A slate hearth with oak mantel provides a focal point. The lounge/dining area is fully carpeted and includes a smart television, two modern sofas with a dining table and chairs in the bay window.

The contemporary kitchen is fitted with a range of stylish wall and base units, integrated appliances including a four ring electric hob, extractor fan, electric oven, microwave, fridge, slimline dishwasher and a stainless steel sink unit with mixer tap. The kitchen is finished with oak effect flooring, modern brick effect part tiled walls and warm and cosy lighting.

Master Bedroom

Step down into a generously proportioned king sized dual aspect bedroom with a feature window seat and south facing views. It benefits from electric wall heating, recessed shelving, hanging space, a large dresser and a smart television.

En Suite

Fitted with a white three piece suite comprising a walk in double shower cubicle, WC and vanity wash hand basin, part tiled walls and stylish tiled flooring. The airing cupboard provides storage and houses the pressurised cylinder system. Additional features include an heated towel rail, illuminated mirror, electric shaver point, a recessed slate shelf, and an extractor fan.

Bedroom Two

A light and airy double bedroom with a sunny south facing aspect. It benefits from electric wall heating, a smart television, large drawer unit with mirror above.

En Suite

A white three piece suite comprising a walk in double shower cubicle, WC and vanity wash hand basin. It is finished with fully tiled walls, tiled flooring, a recessed slate shelf, extractor fan, heated towel rail, illuminated mirror and electric shaver point.

Directions

The property can be found in the centre of the village at the top of Church Street above the Old Stamp House restaurant.

What3words///painter.armed.enough

Services

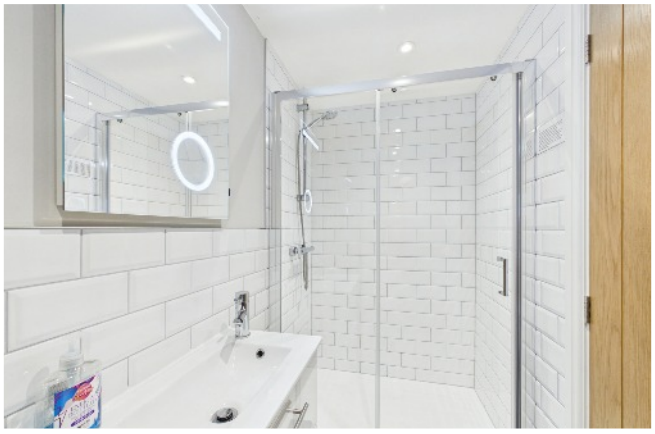
Mains water, electric and drainage. Electric heating.

Tenure

Leasehold. The Freehold will be owned by the Management Company of which Flat 1, Flat 2 and the Old Stamp House Restaurant will be included. Flat 1 would be responsible for one third of the roof, gutters and insurance. All three properties are subject to separate leases.

Business Rates

£2,650. Actual amount payable £1,234.90. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.



Broadband

The property has EE broadband installed and has an excellent mobile signal throughout. For more information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

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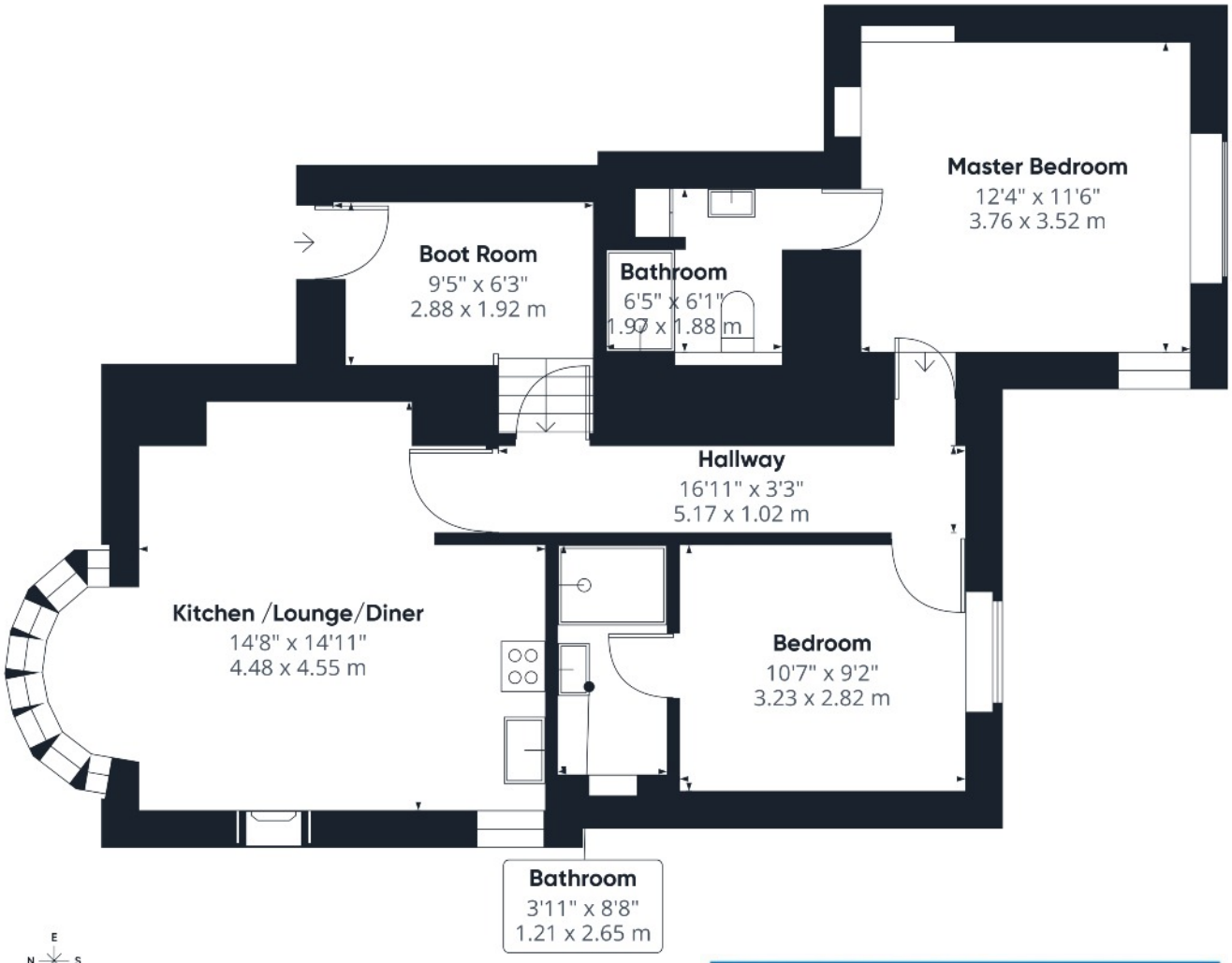

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Approximate total area(1)
663 ft²
61.6 m²

(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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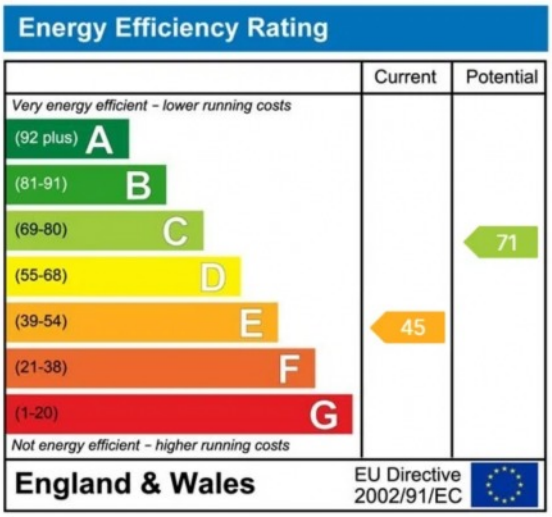

Viewing is strictly by appointment with the sole agents

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.

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