



HACKNEY
& LEIGH

Under Loughrigg

£525,000

Armitt Library Suite, 5 Loughrigg Brow, Under Loughrigg,
Ambleside, Cumbria, LA22 9SA

This fabulous 2 bedroomed, 2 bathroomed luxury apartment is situated within the elegant and charming Grade II listed building Loughrigg Brow. Boasting the most dramatic breathtaking views of Lake Windermere and the surrounding fells, with Ambleside and all it has to offer conveniently just a stroll across the park.

Enjoy a game of tennis in the beautiful 10 acres of communal grounds, hike to any of the surrounding fells or stay home, simply sit back and gaze across at them - this rather special home will not disappoint.

Quick Overview

Magnificent panoramic lake and fell views
Superb 2 bedroomed, 2 bathroomed apartment
Grade II listed elegant home of great character
Idyllic peaceful location
A short stroll to Ambleside amenities
Perfect permanent residence, weekend retreat or holiday let
Communal grounds (approx.10 acres including a tennis court)
Fell walks from the doorstep
Garage plus driveway parking space
Superfast broadband available



2



2



1



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Superfast
Broadband



Garage and
Driveway Parking

Property Reference: AM4108



Sitting Room



Sitting Room



Living/Dining Room



Dining Area

Built in 1863 for the then vicar of Ambleside Canon Bell, this elegant Grade II listed building was sub-divided into ten individual apartments in 1997, which now make up Loughrigg Brow as it is today. Number 5 is a beautifully appointed first floor luxury apartment full of charm and character, and can be approached either via the impressive original staircase or the lift.

The accommodation includes a private hallway (with an intercom entrance system) and space for the storage of coats and boots, with a cloakroom to supplement the two en suite bathrooms, convenient for visiting guests.

The jewel in the crown here is surely the truly superb dual aspect living/dining room with magnificent fell and lakeviews from the large windows, both having wonderful wide window seats. Stopping you in your tracks they invite you to pause and admire the view. This room has a great sense of spaciousness with its high ceiling, coving and picture rail, and also features space to dine. This is a rather special room in which to relax with friends and family, with the ornate fireplace a welcome spot to gather round on cooler evenings.

Leading onto the kitchen, this is part tiled with an attractive range of wall and base units with complementary work surfaces incorporating a breakfast bar and a sink and a half with drainer and mixer tap. A wealth of integrated appliances includes a Neff double oven with gas 4 ring hob above and extractor hood over, microwave, undercounter freezer, fridge, Belling dishwasher and Grundig automatic washing machine. Also having a built-in cupboard which houses the Worcester boiler a Glow Worm boiler. This is a lovely welcoming space in which to prepare meals with ample storage for the keen cook.

The bedrooms are sumptuous!

Bedroom 1 being dual aspect with breathtaking fell views, also with window seats - perfect for enjoying a book whilst enjoying the views. The wonderful high ceiling and coving adds to the feeling of grandeur. Integrated bedroom furniture includes a dressing table and floor to ceiling wardrobe and drawer units. The en suite shower room has tiled walls and a three piece suite comprising a shower within a cubicle, wall hung wash hand basin and a WC. Making clever use of the eaves area with under eaves cupboard, also having a modern LED mirror, and a heated ladder style towel rail/radiator.

The second bedroom is also a spacious double with fitted wardrobe units and fabulous lake views. Benefitting from a dressing room area with wash basin set within a dressing table style unit. A cupboard here houses the hot water cylinder. Leading on to the en suite with panel bath with shower tap attachment, a rainfall shower with separate hand attachment, and WC. Having tiled walls and a heated ladder style towel rail/radiator for ensuring warm towels are always to hand.

The property is approached from a lovely sweeping drive via an electronic gate, and stands in beautiful communal grounds which are understood to extend to approximately ten acres of both formal and informal gardens with woodland providing a real



Stunning Fell Views



Parking Area and Fell Views



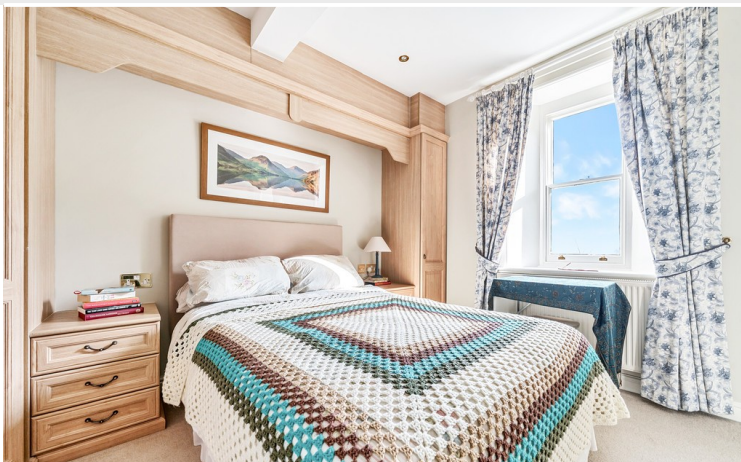
Kitchen



Kitchen



Bedroom 2



Bedroom 2

haven for wildlife and having an all weather tennis court. The property also benefits from a private allocated parking space as well as a private garage situated in a nearby block.

Style, luxury and convenience along with stunning panoramic views from this welcoming home - why not come and see for yourself?

Location Beautifully situated on the lower slopes of Loughrigg Fell just a short stroll across the park from the centre of Ambleside, which offers an exceptional array of highly regarded restaurants, cafes, shops and traditional Lakeland inns, not to mention a surprising selection of cinema screens. Not forgetting that you can hike any of the surrounding fells or amble down to the lake shore.

Accommodation (with approximate dimensions)

Communal Entrance With stairs and lift to upper floors.

First Floor Private entrance to Armit Library Suite.

Entrance Hallway

Living/Dining Room 17' 3" x 15' 10" (5.28m max x 4.85m max)

Kitchen 11' 11" x 9' 1" (3.65m x 2.78m)

Bedroom 1 19' 6" x 15' 7" (5.96m max x 4.75m max)

En Suite Shower Room

Bedroom 2 18' 9" x 9' 11" (5.72m max x 3.04m)

En Suite Bathroom

Cloakroom

Property Information

Tenure Leasehold. We understand the property is held on a 999 year lease from 1998 with all owners in the development being shareholders in the management company which owns the freehold. The annual service charge, which includes external maintenance of the building, decoration and general upkeep of the estate, is £1,500 per quarter.

Council Tax Westmorland and Furness District Council - Band F

Services The property is connected to mains gas, electricity and water. Loughrigg Brow has a private sewerage system, the cost of which is covered within the maintenance charge. The property has gas fired central heating to radiators.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

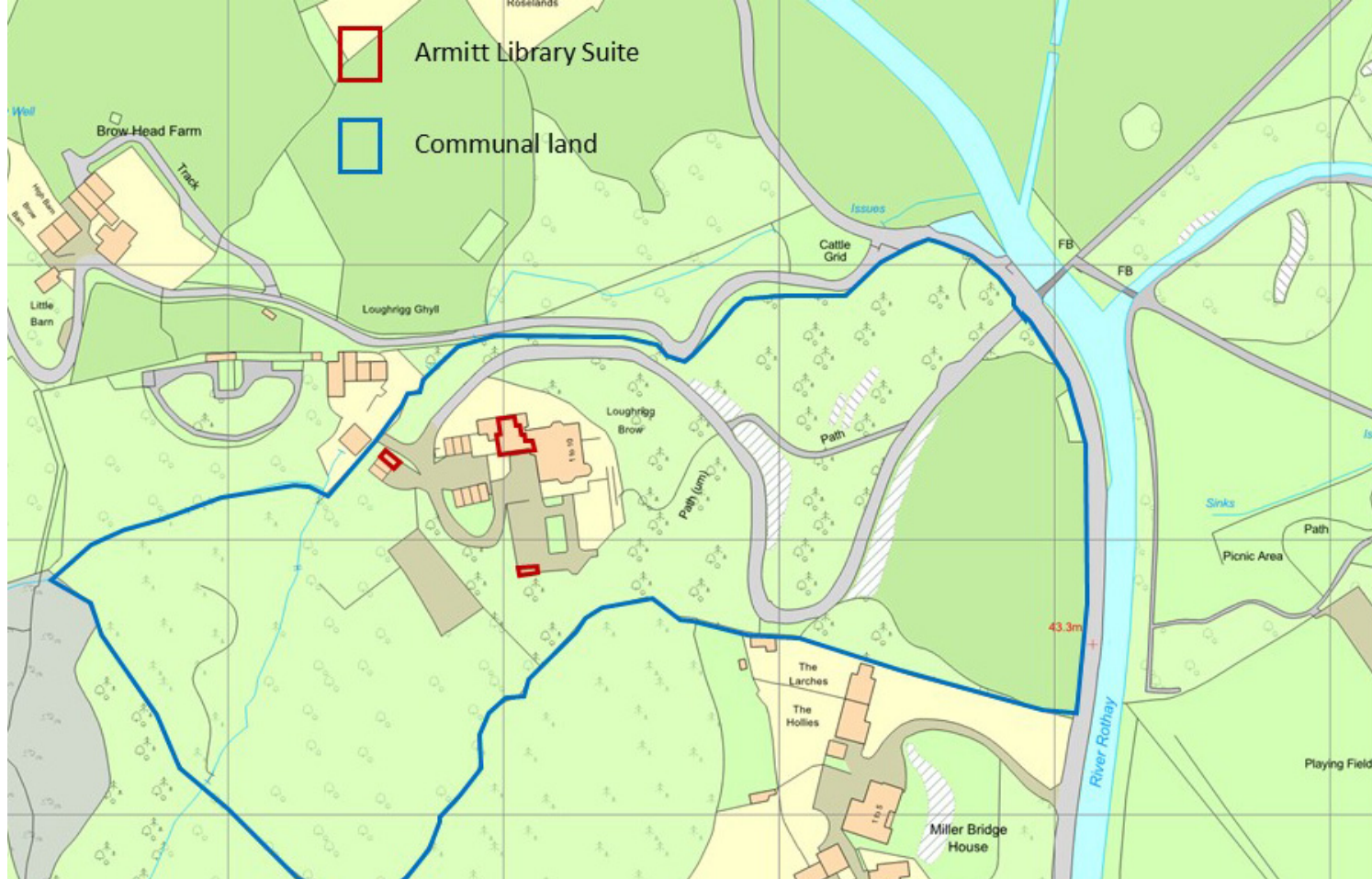
Request a Viewing Online or Call 015394 32800



Bedroom 1



Bedroom 1



Ordnance Survey Map Ref 01211908



Stunning Fell Views



Parking and Communal Grounds

Broadband Superfast Broadband available - Openreach network

Mobile Signal EE and O2 Likely service.

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

Viewings Strictly by appointment with Hackney & Leigh.

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 £60 (inc. VAT) per individual or £50 (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 £150 (incl. vat).

Request a Viewing Online or Call 015394 32800

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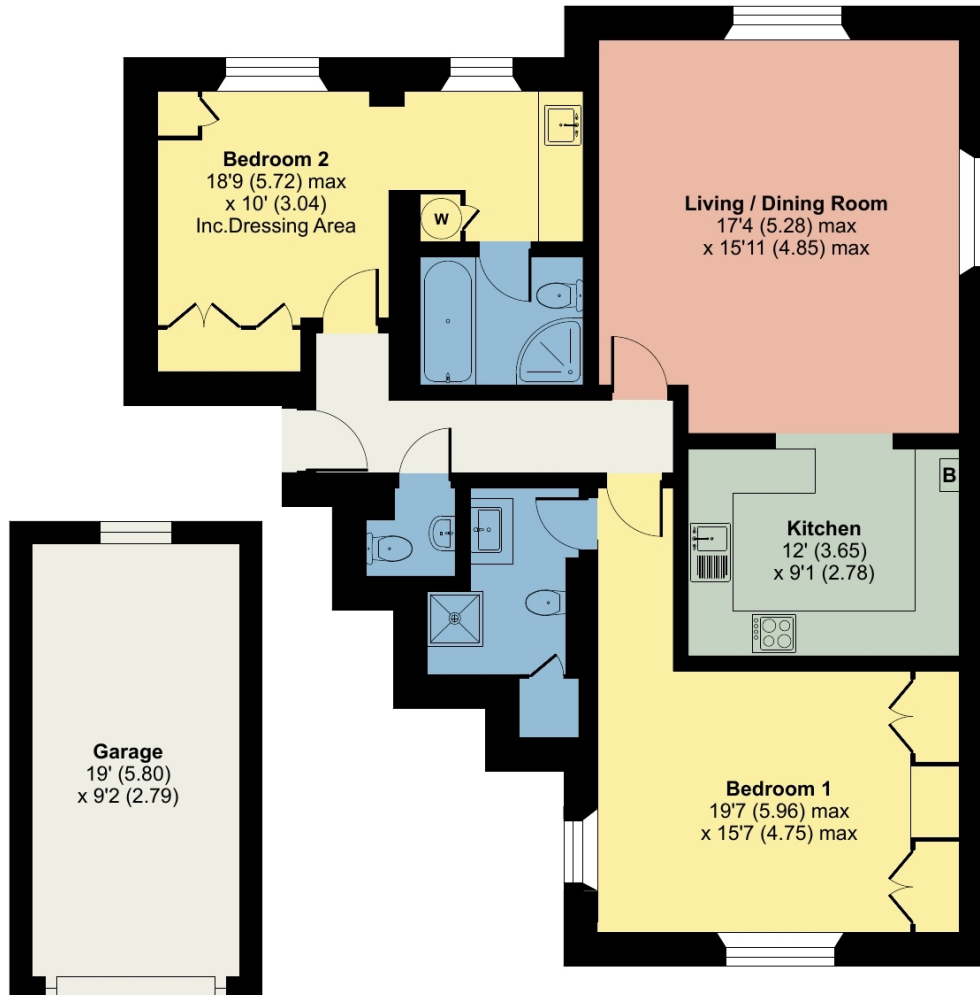
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Approximate Area = 1006 sq ft / 93.4 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1180 sq ft / 109.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1255697

Directions Loughrigg Brow can be reached by car by taking the A593 out of the centre of Ambleside as if travelling towards Coniston. Immediately after crossing the River Rothay on Rothay Bridge turn right on to the quiet lane signposted Under Loughrigg which runs alongside the river toward Rydal. Continue along this lane until the old stone arched foot bridge which crosses back over the river into the park is seen on the right hand side. Immediately on your left here are the wrought iron gates leading to the driveway of Loughrigg Brow. Proceed up the driveway and there is plenty of visitor parking to supplement the private parking space and garage.

What3Words [///navigate.stared.tabs](https://www.what3words.com/locate/what3words/under-loughrigg-brow-5-loughrigg-brow-5-loughrigg-brow)

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