



ASHWORTH
& YOUNG ~

The Brambles

OUTGATE | AMBLESIDE

A beautifully positioned
three-bedroom home in the heart of
the Lake District, close to
Hawkshead.



OFFERS IN THE REGION OF

£800,000



THE PROPERTY

Character, space and setting



The Brambles occupies an enviable position in Outgate, surrounded by the scenery for which the Lake District is renowned. Generous and flexible living accommodation is complemented by extensive outside space, ample parking and superb far-reaching views.

- **3 bedrooms**
Principal dressing area
- **152 m² / 1,636 sq ft**
Extensive gardens

- **3 reception rooms**
Bedroom three en-suite
- **Near Hawkshead**
Ample parking

LIVING

Kitchen & dining

A generous hub for everyday life and entertaining.



LIVING

Reception rooms

Flexible, characterful spaces with exposed beams and a relaxed flow.



LOUNGE 3.23m x 3.78m

Conservatory / Sun Room 3.53m x 3.71m

SNUG 4.57m x 4.11m



PRIVATE ACCOMMODATION

Bedrooms

Comfortable proportions with a substantial principal dressing area.



ROOM SIZES

Bedroom 1: 3.68m x 4.57m | Dressing area: 2.49m x 3.35m

Bedroom 2: 2.90m x 2.77m | Bedroom 3: 2.67m x 3.58m



DETAILS

Bathrooms & practical space



FAMILY BATHROOM

2.34m x 2.36m

En-suite: 2.87m x 2.57m | Family bathroom currently accommodates laundry appliances.

The bathroom accommodation is generously proportioned and provides useful flexibility for family life and guests.

OUTSIDE

Gardens, patio & views

A setting designed to be enjoyed.

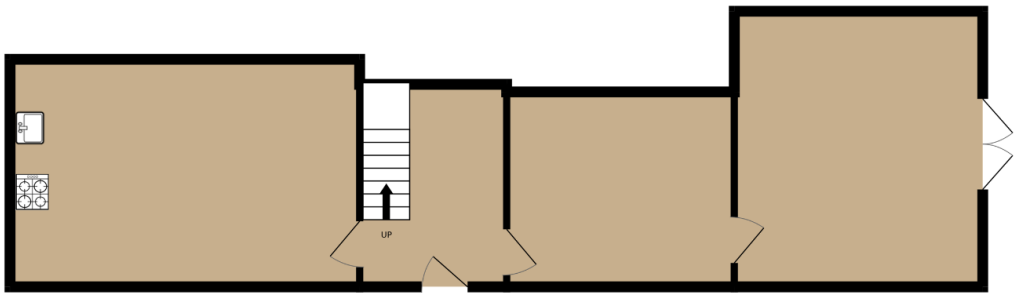


FLOOR PLAN

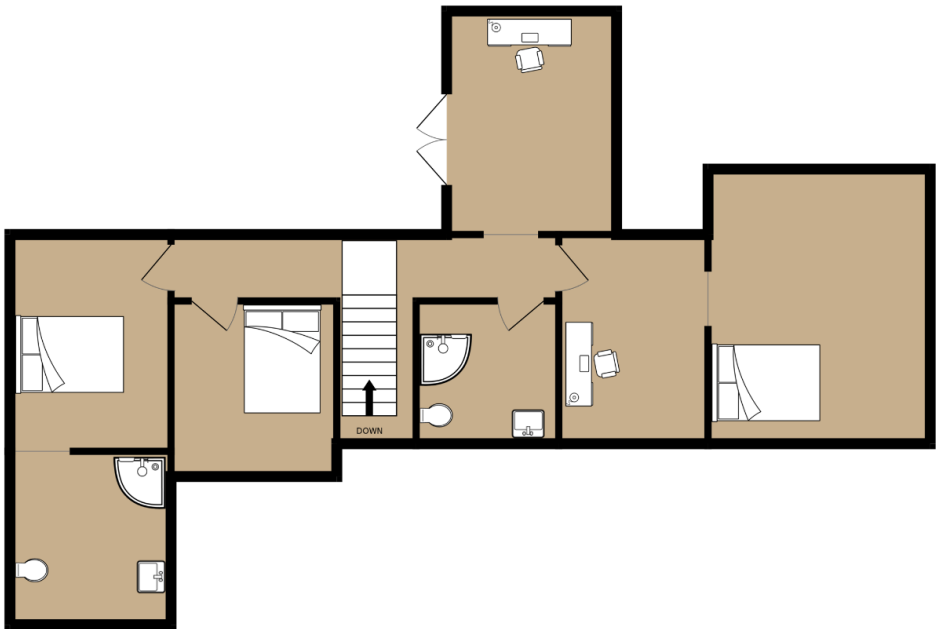
Ground & first floor

The supplied floor plan is reproduced without alteration.

GROUND FLOOR



1ST FLOOR



3 BEDROOM SEMI DETACHED IN LAKE DISTRICT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Measurements

Entrance Hall	2.44m x 3.35m
Kitchen / Diner	5.79m x 3.76m
Lounge	3.23m x 3.78m
Snug	4.57m x 4.11m
Conservatory / Sun Room	3.53m x 3.71m
Bedroom 1 - Sleeping Area	3.68m x 4.57m
Bedroom 1 - Dressing Area	2.49m x 3.35m
Family Bathroom	2.34m x 2.36m
Bedroom 2	2.90m x 2.77m
Bedroom 3	2.67m x 3.58m
En-suite	2.87m x 2.57m
Approx. internal floor area: 152 m ² / 1,636 sq ft (EPC figure)	

IMPORTANT INFORMATION

The property is subject to certain rights, restrictions and/or covenants which may include rights of access involving The National Trust. Prospective purchasers should make their own enquiries and instruct their legal representative to review the title documentation and confirm the nature and extent of any such matters prior to purchase.

These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions and other information are given in good faith but should not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves as to the accuracy of all information provided. All measurements are approximate.



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01229 440958

enquiries@ashworthyoung.co.uk

www.ashworthyoung.co.uk