



Ambleside

£575,000

Rosecroft, 11 Oaks Field, Ambleside, Cumbria, LA22 9EJ

Rosecroft, 11 Oaks Field is a beautifully laid out dormer bungalow, with three bedrooms and a lovely South-facing rear garden. Located in the desirable village of Ambleside, the property is close to local amenities whilst still enjoying the peace and quiet.

Currently running as a successful Airbnb, Rosecroft offers a shining opportunity to take on a lucrative holiday let, or to become your dream second home or permanent residence in the Lake District!

Quick Overview

- Three bedroom dormer bungalow
- Quiet cul-de-sac just a short walk from central Ambleside
- Lovely views to the fells
- South-facing rear garden
- Beautifully renovated throughout
- Access to multiple Lake District walks
- Spacious open plan living area
- Private parking for up to 3 cars
- No onward chain
- Ultrafast Broadband available



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Ultrafast
Broadband
Available



Private Parking
for up to 3 cars

Property Reference: AM4189



Kitchen



Dining Room



Open Plan Living Space



Bedroom Three

Approaching the property along the sandstone path, the garden is prettily laid out, with a rockery and mature shrubs and bushes. Enter through the front door into the porch, which also doubles as a handy utility room; there is space and plumbing for a washing machine, and a useful storage cupboard. Stepping up into the entrance hallway, you will find the gorgeous open plan kitchen, dining room and lounge, set in an L-shaped layout. Beautifully spacious, the space is flooded with natural light through the large bi-folding doors, which open up onto the peaceful South facing rear garden.

The kitchen is modernly decorated and fitted with stylish navy blue wall and base units, and marble-effect countertops. The well-appointed kitchen benefits from several built-in Bosch appliances including a fridge/freezer, microwave, oven with 5 ring induction hob and cooker hood over, and dishwasher. The inset stainless steel sink with mixer tap over is nicely located underneath the window, which overlooks the front garden.

There is ample room for a large dining suite, making this open plan living space the perfect place to host guests, and will be especially inviting in the Summer months, when guests can spill out into the lovely rear garden. The L-shaped room extends the space even more, connecting the dining room to the lounge, which provides additional room to relax in and also enjoys a large window overlooking the rear garden.

A door leads to down from the lounge to bedroom three, which has been converted from a garage into a charming children's room, featuring built-in bunk beds. This room is playfully decorated, and will make a great space for younger kids to enjoy, fitted with a built-in ladder to connect the bunk beds!

The modern shower room can also be found on this floor, and is stylishly decorated throughout, featuring beautiful colorful tiles. The room comprises of large shower cubicle with VADO rainfall shower, vanity wash hand basin with storage cupboard, and WC. A useful hallway cupboard allows for additional storage space.

Bedroom two is a double room, also found on the ground floor, and features a stylish panelled wall and glimpses of the fells from the window. This room also benefits from an en-suite shower room, accessed through a sliding door, and comprising of a shower cubicle with VADO showerhead, vanity wash hand basin, WC and an extractor fan. This would make an absolutely perfect guest bedroom... although your guests may want to stay forever!

Up the staircase to the first floor, sits the large master suite comprising the primary bedroom and bathroom. Bedroom one is an under-eaves double room, with an attractive accent wall, and handy clothing rails fitted along the sides of the room. The room enjoys plenty of sunlight and pleasant views to the fells from the Velux window, and is right next to the impressively spacious upstairs bathroom. Stylishly decorated, the bathroom comprises a large walk-in VADO shower, freestanding bath, vanity wash hand basin, WC and gold-effect heated towel rail.

Access to the rear garden is through the bi-folding doors, with steps leading down to the charming patio. There is additional parking for up to 2 cars, and access to the front of the property via a side gate. The garden is wonderfully peaceful, and is partially laid to lawn, with bordering plants to provide some privacy. There is room for outdoor furniture, making this the perfect spot for some al-fresco dining in the warmer seasons!

Accommodation (with approximate dimensions)

Porch/Utility

Kitchen 9' 10" x 8' 2" (2.99m x 2.49m)

Dining Room 15' 9" x 14' 1" (4.80m x 4.30m) max

Lounge 12' 10" x 11' 6" (3.90m x 3.50m)

Bedroom Two 7' 4" x 12' 2" (2.24m x 3.70m)

En Suite to Bedroom Two

Ground Floor Shower Room

Bedroom Three 15' 1" x 7' 3" (4.60m x 2.20m)

Bedroom One 21' 4" x 10' 6" (6.50m x 3.20m)

First Floor Bathroom

Property Information

Tenure Freehold

Council Tax Westmorland and Furness - Council Tax Band D

Services The property is connected to mains water and drainage, and uses an air source heat pump. The electricity is on a contract with E.ON.

Broadband Ultrafast Broadband available - Openreach and Fibur networks.

Mobile Services Good service from EE, Vodafone, Three and O2.

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

Directions From the centre of Ambleside proceed north towards Rydal and turn right at the mini roundabout onto the Kirkstone road. Continue a short distance on this road and after passing the Kirkstone Foot turn immediately right into Oaks Field. Taking the first left into a short cul-de-sac. Rosecroft is a short distance along on the right hand side. There is a very pretty short cut alternative on foot more directly into the village centre via Peggy Hill.

What3Words ///evaporate.shadowing.cheesy

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).



Bedroom Two



Bedroom One



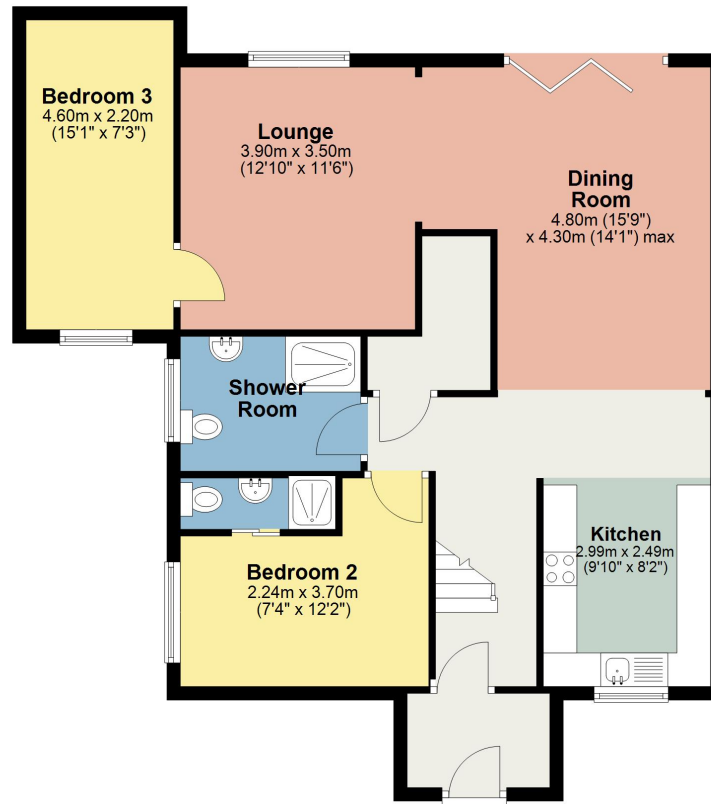
First Floor Bathroom



Rear Elevation

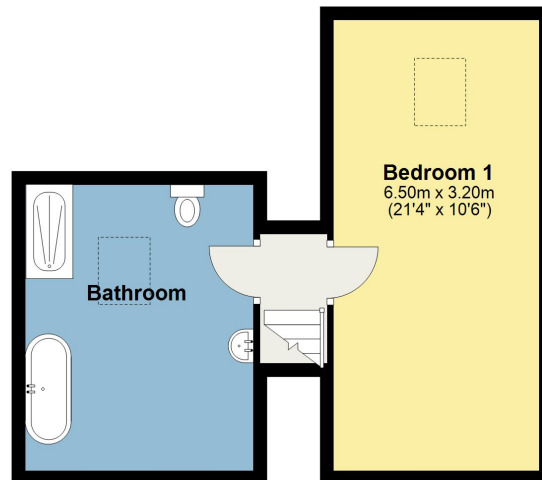
Ground Floor

Approx. 84.6 sq. metres (910.9 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 121.3 sq. metres (1305.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

Rosecroft, Ambleside

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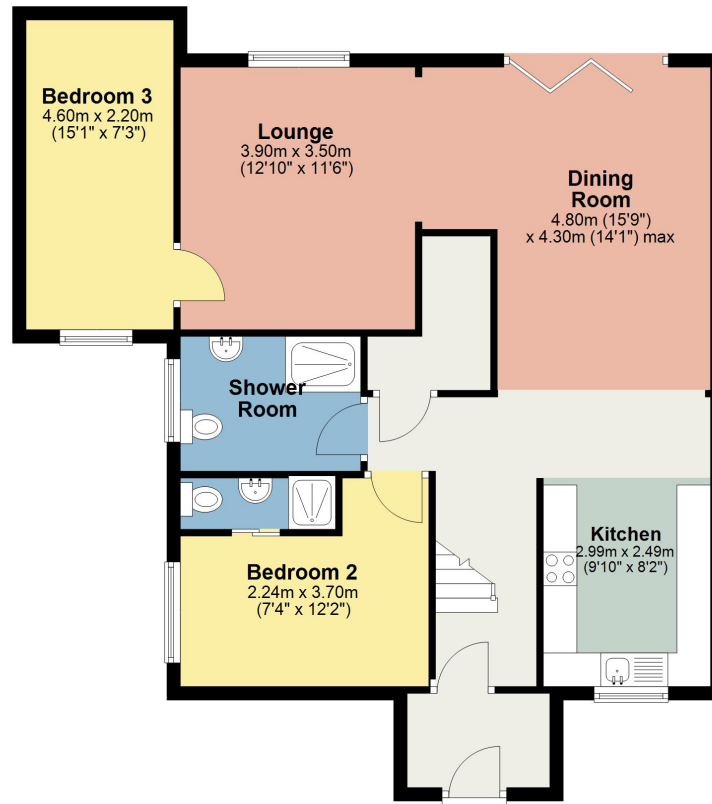
First Floor Bathroom



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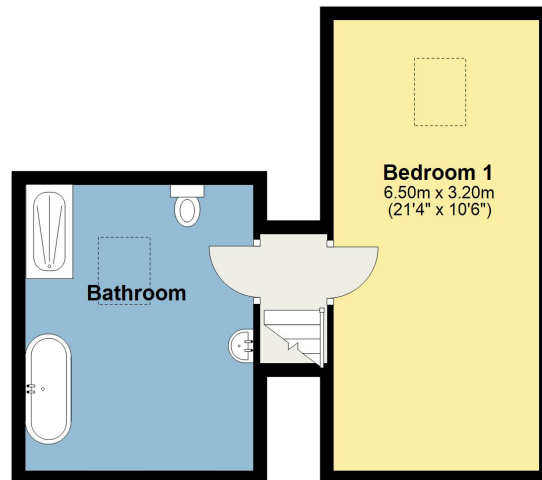
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