



Lang Parrock
Little Langdale | The Lake District | LA22 9NY

LANG PARROCK



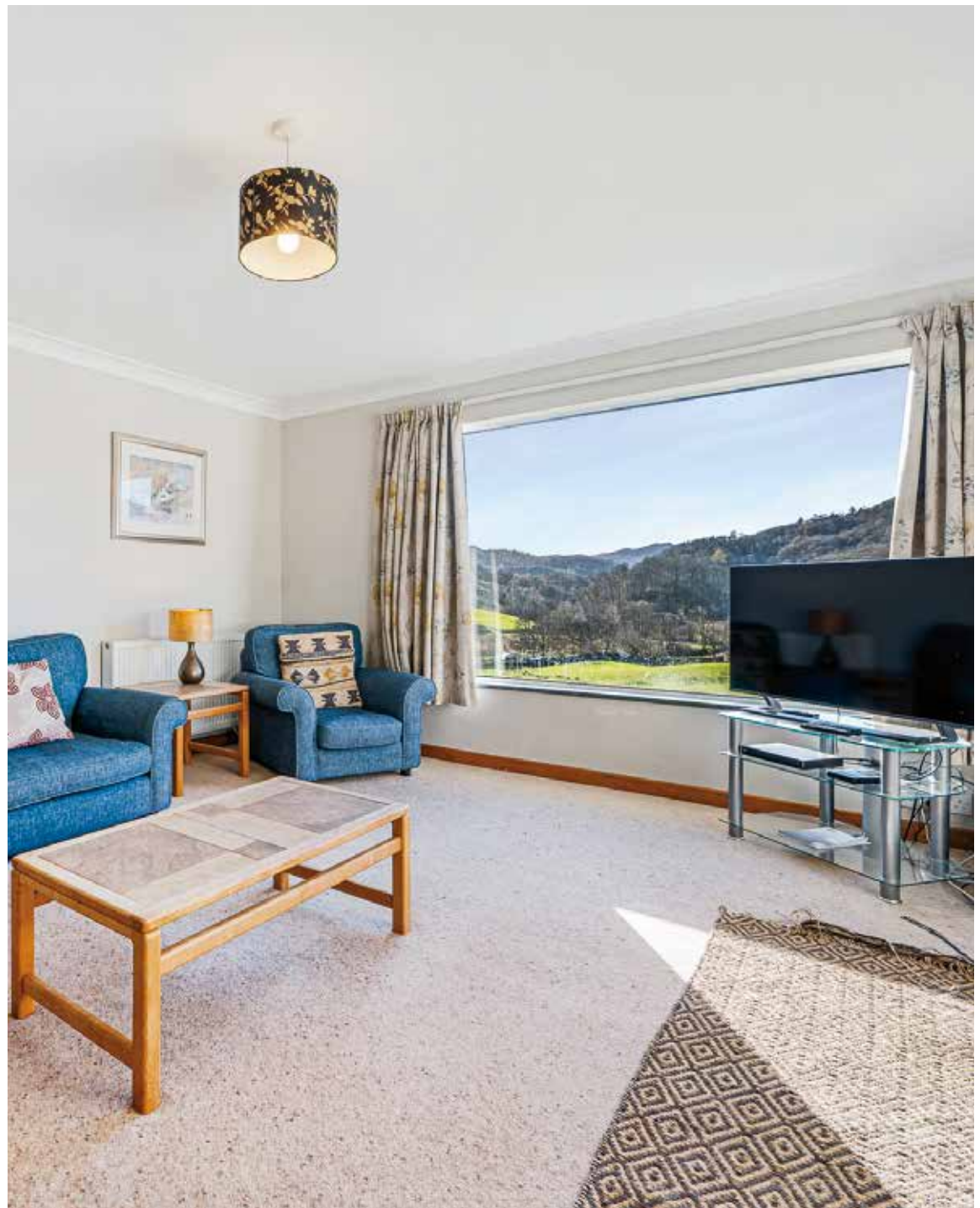


Welcome to Lang Parrock, Little Langdale, Ambleside, LA22 9NY

Set against the stunning backdrop of the Langdale valley with idyllic south facing views out towards Wetherlam, the most northerly of the Coniston Fells, Black Fell and Holme Fell. Lang Parrock offers an exceptional combination of comfort, character, tranquility and scenic outlook, while all amenities are in easy reach.

Lang Parrock has only been in the ownership of two families since being built in the early 1960s and was recently converted and refurbished by the current owners. Thoughtfully presented over two floors, the property features elegant living spaces, a contemporary kitchen, and restful bedrooms, all complimented by far-reaching views and tasteful finishes throughout. Outside offers a charming setting, with an easily maintained garden, an inviting seated terrace area to the rear enjoying the surroundings, accompanied by the gentle sound of a babbling brook nearby. Additional features include convenient driveway parking secured by a cattle grid, an outside ash receptacle and an undercroft that houses the household services, such as the Worcester boiler, providing a practical plant-room space.

Currently used as a successful holiday let, this is an excellent opportunity to purchase as a going concern in one of the Lake District's most picturesque locations.









Location

There's not much that hasn't been written about the Lake District. If you're reading this then you will already know and love this magical and inspiring corner of North West England. The Lake District National Park was established in 1951 and covers an area of 912 square miles, to reinforce its importance in 2017 it was designated a UNESCO World Heritage Site. The area is famous for its lakes, mountains, forests and literary associations with former residents, William Wordsworth, Beatrix Potter and John Ruskin amongst many others.

Lang Parrock is situated at the very heart of the National Park and as such offers great access to all on offer. A short walk up the lane brings you to the Three Shires Inn, a family run free house serving a selection of local real ales and fantastic food, plus a Post Office/store in Chapel Stile. Skelwith Bridge has the renowned Chesters café/restaurant and craft shop. While Elterwater boasts a high quality pub, restaurant and café. These are all within walking distance. There is also a wide range of amenities in the popular towns of Ambleside and Coniston, including a variety of shops, cafes, restaurants and public houses. Whether you see yourself striding out on the fells, cycling the lanes, wild swimming or simply catching your breath and enjoying the peace, quiet and solitude that this unique place brings, there is something here for everyone.

“ Two iconic attractions are within ten minute's walk: Slater's Bridge and The Cathedral Cavern. Plus, the River Brathay runs along the bottom of the field just below the house.”



STEP INSIDE

A welcoming entrance hall featuring a modern oak staircase to the side, a large and bright double-glazed doorway, plus a space for the consumer unit and electric meters. Located just off the entrance hall is a convenient cloakroom/boot room benefiting from local slate tiled flooring, WC, washbasin and a wall mounted mirrored cabinet. Continuing the ground floor is a cosy and inviting lounge with an open fire with slate hearth and stone surround. The room enjoys dual aspect windows offering spectacular views over the valley. The stunning views continue when you move through to the stylish dining kitchen. You have built in wall and base units, stainless steel sink, Zanussi hob, Indesit oven, Lamona microwave, space for washing machine and a freestanding fridge-freezer. The kitchen also has the added benefit of an excellent sized pantry providing useful storage and a patio door with easy access to the rear terrace.

Moving through to the second hallway and staircase, there is a well presented family bathroom comprising of bath, separate walk in shower, WC, washbasin, heated towel rail, local slate tiled flooring and part tiled walls. The downstairs double bedroom is dual aspect making the room tremendously light and airy, with fabulous views to the rear.

Heading up to the first floor, you have a twin bedroom with tremendous views over the surrounding landscape and convenient shelving for storage. The master bedroom is generously sized offering built in wardrobes, eaves storage and excellent views. Heading into the first landing with the oak staircase, there is loft access and a modern shower room featuring, slate tiled flooring, tiled walls, a stylish walk in shower cubicle, alongside a WC and washbasin, heated towel rail and a large picture window filling the space with natural light. The final bedroom is a bright, dual aspect room again with far reaching views towards the valley and includes built in wardrobes and a built in lockable cupboard.















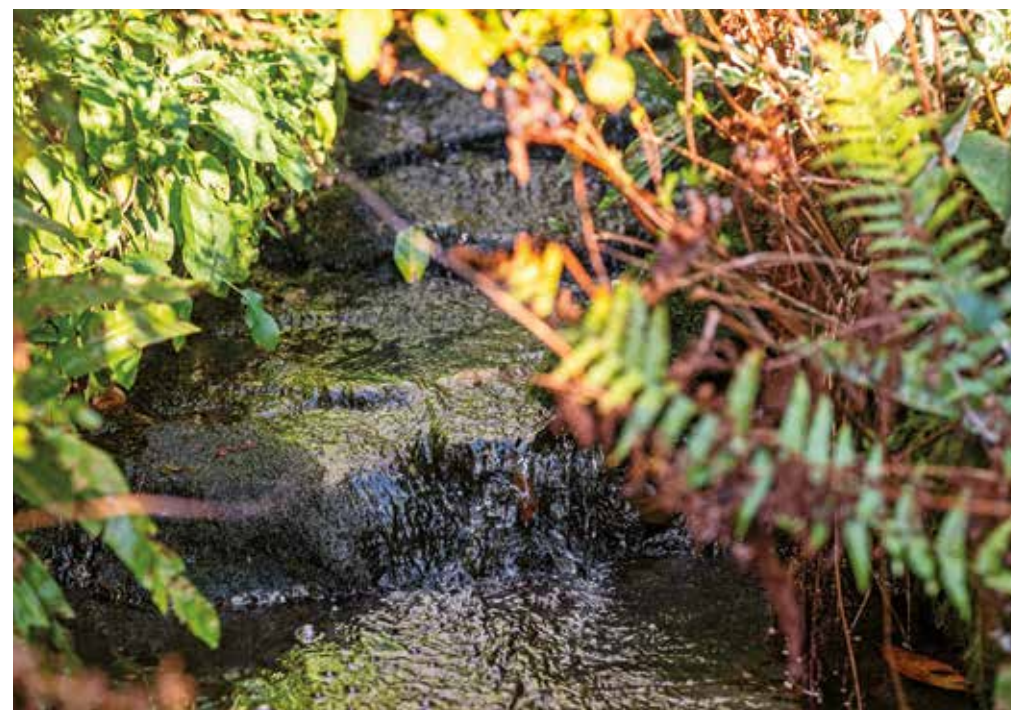


Step outside

The terrace wraps around the home, offering multiple places to sit and enjoy the surroundings, steps lead up to the rear patio door, with further steps down to a convenient covered seating area. The easily maintained lawn area is perfect for relaxation, while a small bridge crosses a charming babbling brook that runs through the grounds. The lawn area includes a bench positioned to capture the elevated views surrounded by mature shrubs well-suited to the area.

The undercroft houses the Worcester boiler, a pressurised water tank, storage space, and a cupboard. Finally, the property benefits from a private driveway for parking with EV charger and cattle grid and pedestrian gate providing additional access. Complemented by external lighting and an outside tap.

“The long paddock which the house adjoins (and which gives it its name) is a site of special scientific interest. A small portion of this paddock, immediately below the house, belongs to Lang Parrock and is grazed by the local farmer.”



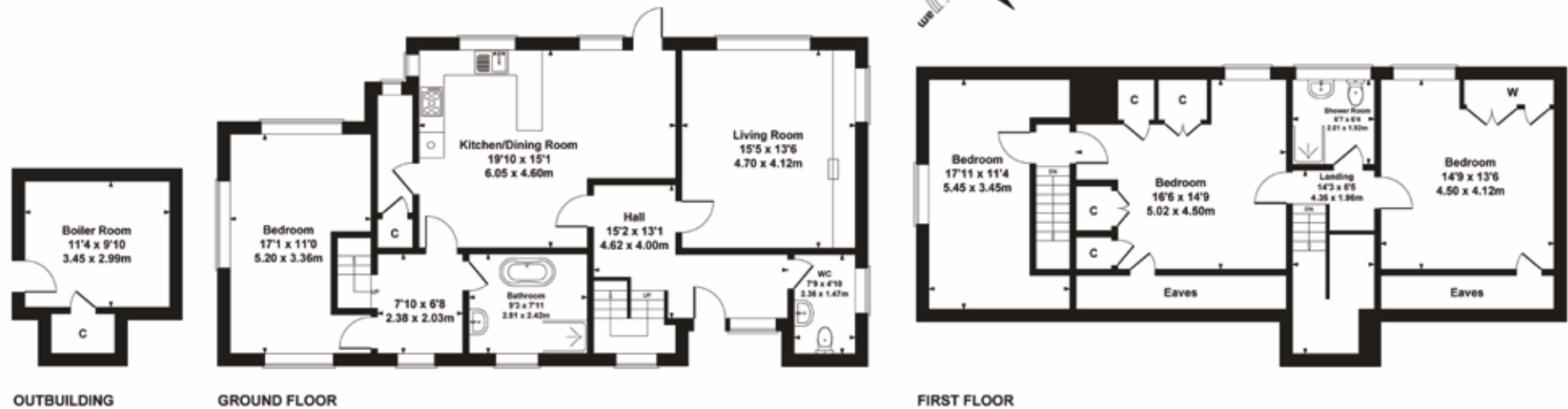


Lang Parrock, Little Langdale, Ambleside

Approximate Gross Internal Area 1841 sq ft - 171 sq m

Outbuilding Area 129 sq ft - 12 sq m

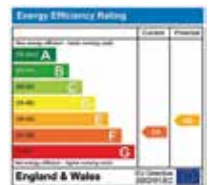
Total Area 1970 sq ft - 183 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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FURTHER INFORMATION

On the road

Ambleside	4.9 miles
Coniston	5.3 miles
Hawkshead	6.0 miles
Grasmere	5.0 miles
Windermere	8.9 miles
Oxenholme Station (West Coast line)	20.8 miles

Transport links

M6 J36	24.2 miles
Oxenholme railway station	20.8 miles
Windermere railway station	9.1 miles
Manchester airport	98.8 miles
Liverpool airport	104.3 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere providing regular connections to Oxenholme station.

Schools

Primary

Great Langdale CoE Primary School
Ambleside CoE Primary School
Hawkshead Esthwaite Primary School
Coniston CoE Primary School

Secondary

The Lakes School, Troutbeck Bridge (11 – 18 years)
John Ruskin School, Coniston (11 – 16 years)
Additionally, Windermere School is a co-educational private school (3 – 18 years) for boarding, weekly boarding and day pupils

Directions

[///attaching.character.scarecrow](#)

Download the [what3words](#) App or go online for directions straight to the property.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Things to do in the area

Walk, hike, climb and cycle.

Wild swimming, paddle boarding, canoeing on water with boating permitted on Coniston, Bassentwaite, Windermere and Ullswater.

Places to eat

A food lovers paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

Informal dining, cafes and pubs

The Three Shires Inn (Little Langdale), The Old Dungeon Ghyll (Great Langdale) The Britannia Inn, (Elterwater) The Eltermere Inn (Elterwater), Lanty Slee(Elterwater) Chesters by the River.

Fine dining restaurants

The Old Stamp House (Ambleside) The Samling and the Gilpin Hotel (Windermere), Forest Side Hotel (Grasmere)

Great walks nearby

Where do we start?

The Lake District is a network of footpaths and routes, both low level around the lakes and tarns and then rising up to the very highest peaks.

If you like a challenge then there are 214 Wainwright fells to conquer as described in Alfred Wainwright's seven-volume Pictorial Guide to the Lakeland Fells. They all lie within the boundary of the National Park and all but one (Castle Crag) are over 1,000 feet (304.8 m) in height.

Services

Mains electricity & water. LPG gas fired central heating located in front garden. Drainage to a private septic tank located in front paddock.

Guide Price £1,000,000

Local Authority charges

Westmorland and Furness Council - business rates are payable. Rateable Value of £3,350 (with effect from 01.04.23) with the standard multiplier of 54.6p/small business multiplier of 49.9p. Small business rates relief may be available, purchasers are advised to make their own enquiries.

Tenure
Freehold

Included in the sale

Available by way of further negotiation are the furniture, fixtures and fittings, with the exception of some personal effects.



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We value the little things that make a home

THE FINE & COUNTRY
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