



Ambleside

£225,000

28 Kirkfield, Ambleside, LA22 9HA

Perfectly placed within a short stroll of the picturesque village of Ambleside, 28 Kirkfield enjoys an enviable setting in one of the Lake District's most sought-after locations.

This attractive two-bedroom end-terrace property offers comfortable accommodation and wonderful views towards the surrounding fells, including Wansfell.

Quick Overview

Highly sought after Ambleside location

Two bedroom end-terrace

Wonderful fell views

South-facing rear garden

Convenient access to Lakeland walks, lakes and surrounding villages

Short stroll into the village

Spacious lounge/dining area

Lovely garden sun room

Local occupancy clause applies

Ultrafast broadband available

Property Reference: AM4220



2



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1



TBC



Ultrafast
Broadband
Available



On Road
Parking



Front Elevation



Living Room



Dining Room



Kitchen

The property is approached via a pathway bordered by established shrubs, leading to a part-glazed front door and welcoming entrance hall. The hall provides excellent practical storage, including useful understairs space and a large double-doored cupboard with hanging rail, shelving and plumbing for a washing machine. LVT wood-effect flooring provides a durable finish, ideal for everyday living and returning from walks in the fells.

The spacious lounge and dining area features a large window overlooking the attractive garden, filling the room with natural light. An appealing slate hearth provides an ideal focal point and offers the potential for a freestanding fireplace. There is ample space for comfortable seating and a dining table and chairs.

The well-appointed kitchen is fitted with a good range of wall and base units, wood-effect laminate work surfaces and an Astracast composite one-and-a-half bowl sink positioned beneath a window overlooking the established shrubs. Integrated appliances include a Zanussi four-ring gas hob, electric double oven, extractor hood and Neue dishwasher, while a freestanding American-style fridge freezer provides additional storage. An attractive glass splashback and large slate floor tiles complete the kitchen.

Double doors from the dining area open into a dual-aspect Sun Room, which provides a lovely additional reception space and enjoys a tiled floor with a door leading directly onto the south-facing garden, with its pleasant outlook towards Wansfell.

Upstairs, the first-floor landing has a window overlooking the front of the property, loft access and a useful double-doored storage cupboard housing the Worcester boiler. Both bedrooms are well-proportioned doubles and benefit from attractive rear-facing fell views. Bedroom One enjoys views towards Wansfell, Latterbarrow and Hawkshead Sawrey, while Bedroom Two also benefits from a lovely outlook across the surrounding landscape.

The family shower room features a large Aqualisa walk-in shower, vanity wash basin with storage beneath, WC and heated towel rail. Shower boarding to the walls provides a practical, low-maintenance finish, while an obscure-glazed window allows natural light into the room.

To the rear, the south-facing garden is accessed directly from the Sun Room and provides an excellent space for outdoor dining and relaxation. A paved patio offers room for a table and chairs, beyond which is a neatly maintained lawn bordered by established shrubs and an apple tree. At the far end of the garden is a further paved area with a garden shed for storage of tools and equipment.

A pathway runs around the front of the conservatory and down two steps to a side gate, providing convenient access to Kirkfield.

28 Kirkfield offers an appealing combination of village convenience, outdoor space and stunning Lakeland surroundings, making it an excellent opportunity for those looking to enjoy the very best of life in the Lake District.

Accommodation (with approximate dimensions)

Entrance Hall

Living/Dining Room 12' 4" x 21' 8" (3.76m x 6.62m)

Sun Room 6' 6" x 11' 2" (2.00m x 3.41m)

First Floor Landing

Bedroom One 12' 6" x 10' 9" (3.83m x 3.30m)

Bedroom Two 12' 3" x 10' 8" (3.74m x 3.27m)

Family Shower Room

Property Information

Tenure Freehold

NOTE: Please note the property is subject to a local occupancy condition. Please contact the office

Council Tax Council Tax Band C - Westmorland and Furness Council

Services The property is connected to mains water, drainage, gas and electricity and benefits from gas central heating

Broadband Ultrafast Broadband available - Fibrus and Openreach networks

Mobile Services Likely service from Three, O2, Vodafone and EE

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

Directions From Ambleside proceed north along Rydal Road, turn right at the mini-roundabout up Smithy Brow and continue along this road then turn left into Hilltop Road, which continues into Kirkfield. Continue up onto Kirkfield Rise and park in the bays at the top of the hill. Take the footpath on the right downwards and 28 Kirkfield is the first property on the left.

What3Words ///winning.likening.export



Sun Room



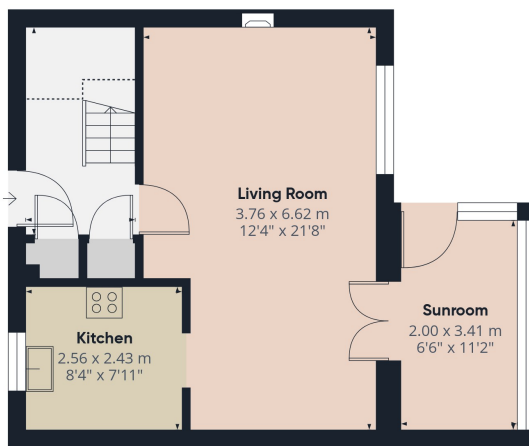
Bedroom One



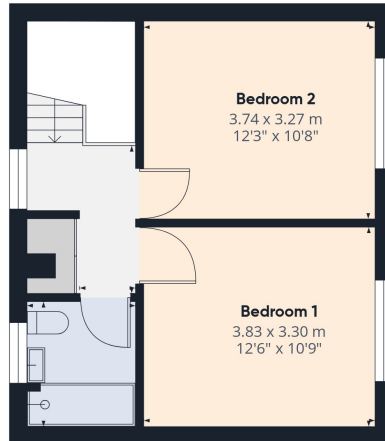
Bedroom Two



Garden



Floor 0



Floor 1



Approximate total area^m

77.5 m²
835 ft²

Reduced headroom

1.9 m²
20 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewings Strictly by appointment with Hackney & Leigh.

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