



Riversedge Cottage

2 Riverside Cottages, Skelwith Bridge, Ambleside, LA22 9NJ

Guide Price £475,000

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Rare opportunity to acquire a well presented and spacious two bedroom, two bathroom mid terrace traditional Lakeland cottage. Built around 1872 and we believe it was built for the workers of the local gunpowder factory. The property has been modernised in recent years creating an excellent traditional property with modern appointments. Set in a lovely rural position with attractive river views across its own easily maintained private garden and private parking.

A well established and a highly successful holiday letting property, let via Lakeland Retreats (part of Travel Chapter), generating a gross income of circa £32,000 per annum. Sold with forward bookings and the majority of contents. The property would suit a variety of buyers whether as a investment property or an ideal weekend/holiday retreat. There is also an outhouse at the rear of the property.

Enviably positioned in the centre of the Lake District National Park at Skelwith Bridge on the edge of the Langdale Valley and approximately three miles from the popular market town of Ambleside. In a wonderful rural position with splendid views over the gardens towards the River Brathay. Well placed for endless fell and country walks from the doorstep, together with amenities close at hand including Skelwith Bridge Hotel and Restaurant and the reputable Chester's Café. For a larger variety of amenities Ambleside is only a short drive away.



Accommodation

Cottage style boarded solid composite front door into attractive traditional hallway with original features.

Living room

Attractive spacious room with window seat and TV point. Wood burning stove with slate hearth and oak mantle. Garden and river views. Comfortable dining area with table and chairs for 4 people. Living room provides access via steps down to a large understairs storage area, which houses a freezer, tumble dryer, boot rack and provides ideal hanging space for coats.



Kitchen

Stylish shaker style cream fronted wall and base units with granite work top, Belfast sink unit and mixer tap, four ring induction hob and integrated electric double oven. Integrated dishwasher, fridge and microwave. Extractor, part tiled. Separate cylinder cupboard housing fuse box and meters. Rear cottage style boarded solid composite door with double glazed window panel. Lakeland stone tiled floor. Elkatherm electric radiator.



First floor and Landing.

Front Bedroom One

Spacious king size room with vaulted ceiling and attractive views over the garden towards Skelwith Bridge and the River Brathay. Walk in wardrobe providing useful storage facility.

Bedroom Two

Double room with fitted wardrobe. Attractive views towards Loughrigg Fell.

En suite:

Sliding door leading to an excellent three piece suite comprising corner shower cubicle, wash hand basin and WC. Fully wall tiled with extractor and electric shaver point. Chrome heated towel rail.

Bathroom

Three piece white suite comprising pedestal wash hand basin corner panelled bath with shower attachment and WC. Wall mounted illuminated mirror with electric/shaver point. Half wall tiled. Elkatherm Electric radiator with towel rail.



Outside

The property has an attractive lawned garden with a variety of well established shrubs and bushes in borders together with spacious paved patio area with outdoor table and chairs for four people. Private parking to the rear of the property and private stone outhouse providing useful storage facility.

Broadband

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

Tenure

Freehold.

Services

Mains water, electric and shared private drainage. Electric central heating.

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Council Tax Ratable Value

£2,650 actual amount payable £1,038.80. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.



Floor 0



Floor 1



Approximate total area⁽¹⁾

705 ft²
65.7 m²

Reduced headroom

11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.