



# Ambleside

**£290,000**

Orchid, 12 Kirkstone Foot Apartments, Kirkstone Road, Ambleside, Cumbria, LA22 9EH

This delightful 1 bed roomed apartment enjoys its own private patio looking down on the tumbling waters of Stock Ghyll and up to the surrounding fells and is superbly placed for ready access into Ambleside or indeed up onto those magnificent fells.

With communal gardens and private parking Orchid is the perfect lock up and leave retreat or holiday let.

## Quick Overview

One bed roomed first floor apartment  
Large private balcony patio with lovely fell views

Peaceful location

Handy for all Ambleside amenities

Beautiful well maintained communal gardens  
Ideal holiday let or lock-up-and-leave weekend retreat

Occupancy conditions apply

No chain

Private car parking space

Ultrafast Broadband 1000Mbps\*

Property Reference: AM4049



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Ultrafast  
Broadband  
Available



Private Parking  
Space



Communal Gardens



Balcony



Open Plan Living Room and Kitchen



Communal Gardens

Quietly placed in pretty surroundings this attractive stone built property was previously the highly regarded Kirkstone Foot Hotel before being thoughtfully converted in 2004 into a select variety of apartments. Orchid enjoys lovely views, and whether you are sunning yourself out on the very private balcony style patio, listening to the calming sound of the tumbling waters below to relax you, or simply snuggled up inside on a cold winters evening, the appeal is clear to see.

The centre of Ambleside and all it has to offer is literally just a short stroll away, with a tempting variety of restaurants, traditional Lakeland inns, cinemas and shops. For the more adventurous there are walks from the doorstep to some of the most beautiful fells in the region.

The entrance hall has ample space for dealing with coats and boots and leads to a welcoming open plan living room with fell views. A lovely room in which to relax and also to enjoy meals with a dining area cleverly located in front of a window with views over the Falls. The kitchen area has fitted wall and base units and complimentary work surfaces incorporating a stainless steel single drainer unit with integrated Electrolux oven, separate 4 ring hob and an overhead extractor fan, slimline dishwasher and fridge freezer. The spacious double bedroom is wonderfully light thanks to its dual aspect. Also having space to sit, and featuring an integrated wardrobe alongside a useful storage cupboard housing the Vaillant boiler. A glazed external door leads out on to a fabulous private balcony style patio making the most of the view over the Falls and fells alike. A simply perfect space in which to enjoy a morning coffee, breakfast or relax at the end of a hard day on the fells with a glass of something cool. The bathroom with its Velux window is light and bright having part tiled walls and a three piece suite comprising a panelled bath with shower attachment over, WC, and a pedestal wash hand basin.

As well as beautiful well maintained communal gardens, Orchid benefits from a priceless allocated car parking space. It is not difficult to imagine parking the car here and not needing to move it again until it is time to leave, making this the perfect lock up and leave weekend retreat or holiday let in the very heart of the Lake District National Park. Come and see for yourself.

**Note** Please be aware that although all of the apartments in Kirkstone Foot can be enjoyed as second homes or holiday lets, they cannot be occupied as permanent residences. Please contact the Ambleside Office for more information.

#### Accommodation (with approximate dimensions)

**Shared Entrance Hall with Gardenside Apartment** Stairs lead to private entrance for Orchid on the first floor.

**First Floor**

**Entrance Hall**

**Open Plan Living Space** 13' 6" x 12' 9" (4.14m x 3.89m)

**Sitting/Dining Area**

**Kitchen**

**Bedroom** 13' 9" x 13' 00" (4.19m x 3.96m)

**Patio Balcony** 13' 3" x 12' 5" (4.04m x 3.78m)

**Bathroom**

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**Outside Space** Alongside well maintained communal gardens, this first floor apartment also enjoys the benefit of a private paved patio/ balcony area (4.06m x 3.79m) with a very pleasant outlook, and having an outside light.

**Parking** The property benefits from an allocated car parking space.

### Property Information

**Tenure** Leasehold - (999 years from 1st April 2004). We understand that the current service charge is in the region of £1700 per annum. This includes the maintenance and cleaning of all communal areas, and buildings insurance.

**Council Tax** Westmorland and Furness District Council - Band A.

**Services** The property is connected to mains electricity, water and drainage.

**Broadband** Ultrafast Broadband available - Openreach and Fibrus networks.

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

**Directions** From the centre of Ambleside head north towards the mini roundabout at the foot of the Kirkstone Road. Take the turning on the right up the hill known as The Struggle before turning right after a short distance into Kirkstone Foot. The parking space for Orchid is found on the right hand side, with the property located further around the left hand side of the building. There is a shortcut on foot from the village centre via Peggy Hill, accessible from our office by proceeding via Bridge Street immediately opposite and through the passageway and up Peggy Hill beyond.

**What3Words** ///shining.cheer.valued

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

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

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Living Room



Dining Area



Open Plan Living Room and Kitchen

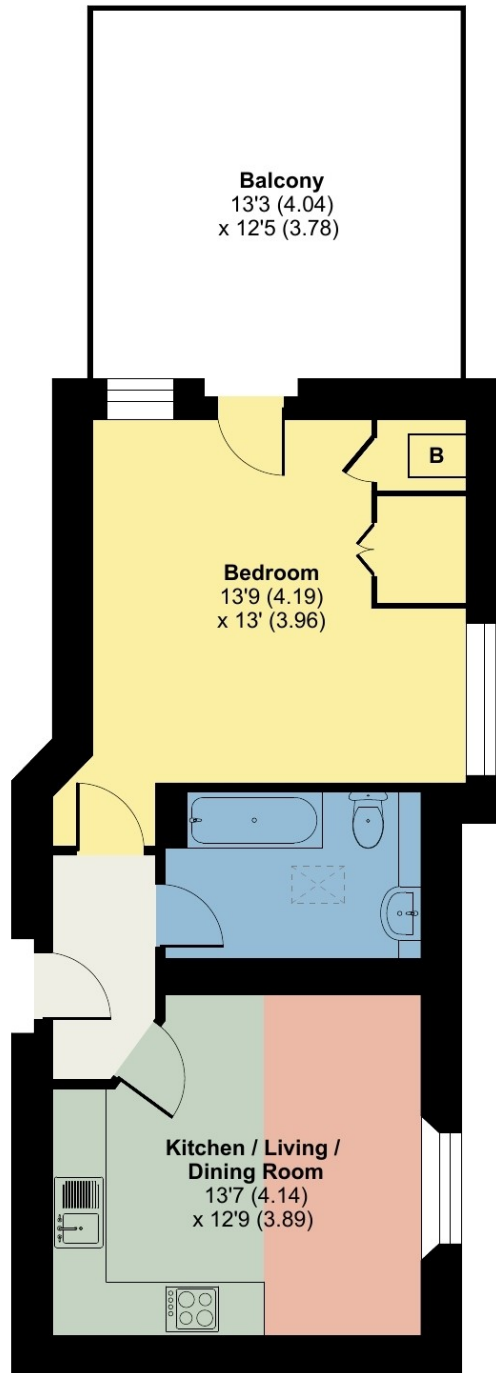


Open Plan Living Room and Kitchen

# Kirkstone Foot, Ambleside, LA22

Approximate Area = 467 sq ft / 43.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1136789

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