



Valentine Cottage

1 Kelsick Cottages, Kirkstone Road, Ambleside LA22 9EA

Price £395,000

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A delightful 1/2 bedroom traditional Lakeland semi detached cottage. Extremely well presented and currently enjoys and offers a romantic one bedroom accommodation with open plan kitchen/lounge which enjoys a spacious yet cosy living area. Whilst the master bedroom was previously two bedrooms it was amalgamated into one some years ago. The bedroom has a feature luxury duo bath. Enjoying lovely fell views and private off road parking, whilst being only a stones throw to the towns amenities.

Currently operating as a well-established and successful 5* holiday let, generating circa £22,000 pa, with significant further potential for increased income, as the current owners reserve approximately 16 weeks of the year for personal use. The property is being sold as a going concern with all forward booking and the majority of contents. Currently let through Wheelwrights, more information can be obtained from www.wheelwrights.com.

Positioned on Kirkstone Road on the side of Chapel Hill opposite How Head and the converted St Anne's Church. The centre of the town is a short walk via North Road and Peggy Hill. The cottage is close to a wide variety of village amenities including a variety of shops, restaurants, post office etc. With endless fell and country walks enjoyed from the doorstep.



Accommodation

Glazed front door leading into;

Lounge/Kitchen

An excellent open plan, triple aspect living space enjoying an abundance of natural light and attractive views. The contemporary fitted kitchen features a stylish range of grey wall and base units with granite worktops and matching upstands, complemented by a circular ceramic sink with mixer tap. Integrated appliances include a four ring induction hob, electric oven, microwave, fridge, and dishwasher.

The lounge area focuses around a charming wood burning stove set within a traditional stone surround, with an oak mantel and slate hearth. An alcove with fitted shelving provides additional character and storage, while lovely fell views towards Todd Crag create an attractive backdrop to this welcoming living space.



Inner Hall

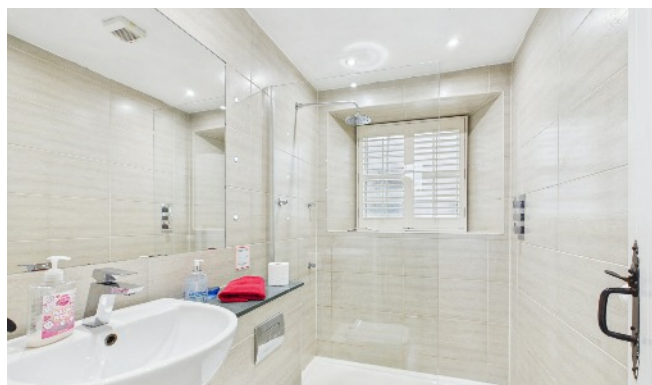
Ideal cloak area with open staircase and under stair cupboard.

Utility Area

Two wall units, plumbing for washing machine and under floor heating.

Shower Room

Three piece white suite comprising of wall hung wash basin with slate top and wall mirror, WC and double walk in shower, glazed screen, chrome rain head shower and controls at entrance. Fully tiled, vertical heated towel radiator, extractor, electric shaver point, inset wall lighting and under floor heating. Wooden shutter blinds.



First Floor

Landing

With loft access and over stairs cupboard. Walk in cupboard housing Worcester boiler and Mega flow system. Highly useful storage cupboard.

Bedroom One

A beautifully romantic and spacious double bedroom featuring the unique luxury of a step in duo bath. The room is centred around an impressive king size teak four poster bed, creating a truly special retreat. Dual aspect windows, each with a charming window seat, allowing natural light to flood the room whilst framing fine fell views towards Loughrigg. Additional features include a designer radiator with integrated mirror, together with TV, telephone points and dimmer lights.



Bedroom Two/Dressing Room

Rear bedroom currently used as a walk in wardrobe with comprehensive selection of fitted wardrobes.

Loft Access

The landing provides access to the loft via a convenient drop-down ladder. The loft is fully floored, offering useful additional storage space.

Outside

Private parking space to the front of the property. Shared flagged rear pathway gives access to Kelsick Cottages.

Tenure

Freehold.

Services

All mains services are connected. Gas central heating.

Directions

What3words:///embarks.musical.motivates

Rateable Value

£1,825. Actual amount payable £850.45. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	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.