



Courtyard Cottage

7 Studio House, Ambleside LA22 0AD

Guide Price £385,000

Courtyard Cottage

7 Studio House, Ambleside LA22 0AD

Excellent two bedroom, self contained, cottage style apartment with a private courtyard garden, currently operating as a highly successful and well established holiday let. Courtyard Cottage offers stylish accommodation.

Courtyard Cottage is presently operated as an exceptionally successful two bedroom holiday cottage. Managed through Sykes the property generates gross bookings of between £28k and £35k over the last 3 years and is being sold with the benefit of forward bookings. A versatile property suitable as a main residence, holiday let or retreat.

Ideally situated in a central yet slightly elevated position. The property is perfectly placed for easy access to a wide range of local amenities including independent shops, restaurants, cafés, and traditional public houses, while a plethora of fell and countryside walks can be enjoyed directly from the doorstep.



Accommodation

Private entrance with canopy porch, exterior lantern, semi glazed UPVC door and side panel allowing additional light leading into:

Entrance

Cloaks area with hooks and wood effect flooring.

Bedroom One

Double dual aspect room with high ceiling and painted panelled wall and pleasant outlook over shrubs and bushes. Wood effect flooring.



Kitchen

The contemporary kitchen is fitted with a range of white matt wall and base units with complementary work surfaces, incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated appliances include a four ring electric hob with built in electric oven and extractor. Free standing fridge, washing machine and dishwasher. Part tiled walls, tiled floor, under pelmet lighting and wall mounted Worcester gas central heating boiler.



Living/Dining Room

Twin windows overlook the pleasant courtyard, while the high ceiling creates a bright and airy feel. A gas effect stove sits on a slate hearth with a mantel and attractive brick surround, complemented by wood effect flooring. The room also benefits from Hive heating controls and a TV point, with a designated dining area providing an ideal space for socializing. Step down to:

Hallway with two single storage cupboards providing useful storage space.

Bathroom

Stylishly presented three piece white suite with panelled bath with Mira shower over, WC and pedestal wash hand basin. Heated chrome towel rail, inset glazed shelves, characterful beam, extractor, mirror/light and radiator. Fully tiled walls and linoleum floor.

Bedroom Two

Double room with high ceiling, painted paneled wall and pleasant outlook over the terraced courtyard. Wood effect flooring.



Bathroom

Stylishly presented three piece white suite with panelled bath with Mira shower over, WC and pedestal wash hand basin. Heated chrome towel rail, extractor, mirror/light and radiator. Fully tiled walls and linoleum floor.



Outside

The property benefits from a private gated paved terrace with shrubs and bushes providing a great area for alfresco dining.

There is also a communal laundry for the Studio House Complex, in addition the washer/dryer in the property.

What3words///boardroom.skirting.commoners



Services

All mains services are connected. Gas central heating.

Tenure

Leasehold for 999 years from 1986 with a ground rent of £25 per annum. Current management charges are approximately £0000 per annum plus building insurance.

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.

Broadband

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	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.