MATTHEWS BENJAMIN



Fernleigh

Millans Park, Ambleside LA22 9AG

Guide Price £495,000

Fernleigh

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Fernleigh is a well proportioned and substantial three bedroom, two bathroom traditional Victorian property. Constructed in the traditional local manner of Lakeland stone and slate roof with the accommodation spread over four floors including useful cellar. Small garden to the front with privet hedging and bench. Rear garden with garden furniture and fuel store.

The property is a pleasing size having two reception rooms, cellar and utility room in addition to the three bedrooms, one bathroom and an en suite shower room. It has UPVC double glazing and benefits from a right to park directly outside the property and an attractive low maintenance garden to the rear. The rooms are all spacious and the upper floors offer attractive fell views towards Todd Crag and Wansfell Pike.

The property would be suitable as a main residence or holiday home. Please note it is being sold with vacant possession. There are no forward bookings in 2026. The contents, with the exception of some pictures and small items are included in the price.

Conveniently located in a quiet cul-de-sac in Millans Park, a popular residential area with some other holiday/weekend retreats. Positioned only a short level walk to the wide variety of amenities the village has to offer including shops, cafés, restaurants, post office, public houses, doctors and Primary School etc.



Accommodation
Front door into hallway with welcoming exposed floorboards.

Living Room
Delightful room with bay window, high ceiling and picture rail, feature multi fuel stove set on slate hearth with oak mantle. TV point and useful oak window seat.



Dining Room
A spacious room with shelved alcoves. Oak floor and TV point.

Kitchen
Contemporary selection of units with granite worktop and 1.5 sink unit with mixer tap. Integrated four ring ceramic hob and electric oven. Freestanding dishwasher and fridge. Tiled floor and part tiled walls. Rear part glazed door.



Cellar
Flagged floor. Houses electric (smart) meter, gas meter and fuse box.

First Floor

Utility Room
Good size room previously a house bathroom. A selection of wall and base units and stainless steel sink unit. Free standing washing machine, dryer, fridge freezer. Vaillant wall mounted gas central heating boiler. (Note; the vendors have a gas maintenance contract with British Gas). Part wall tiled.



Bedroom One
Spacious double room with high ceilings, fitted mirrored wardrobe and dresser. TV point and views towards Todd Crag.



En Suite
Attractive three piece suite comprising of shower cubicle, pedestal wash hand basin and WC. Heated towel rail, extractor and electric light/shaver point. Fully tiled floor and walls.

House Bathroom
Spacious four piece white suite comprising feature cast iron claw foot bath, corner shower cubicle, pedestal wash hand basin and WC. Heated towel rail, extractor fan and electric light/shaver point. Fully floor and wall tiled. Attractive views towards Wansfell Pike.



Outside
The property has a small shrubbed area to the front bounded by hedge. The rear of the property is accessed via a service lane with paved yard with super views towards Fairfield Horseshoe. Fern-leigh has a right to park on the private unadopted roadway outside.



Second Floor
Landing with loft hatch and cupboard providing useful storage.

Services
All mains services are connected. Gas fired central heating. HIVE central heating control.

Bedroom Two
Spacious double room with mirrored fitted wardrobe and dresser. TV point. Casement window and large velux window giving excellent views towards Todd Crag.





Bedroom Three
Double room with dormer window, TV point and excellent views towards Wansfell Pike.



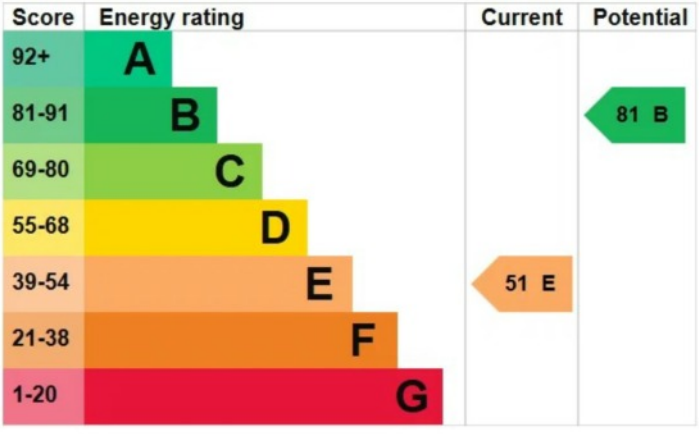
Tenure
Freehold.

Broadband
Ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps as per Ofcom website.

Rateable Value
£3,750. Actual amount payable £1,871. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland and Furness Council 01539 733333.

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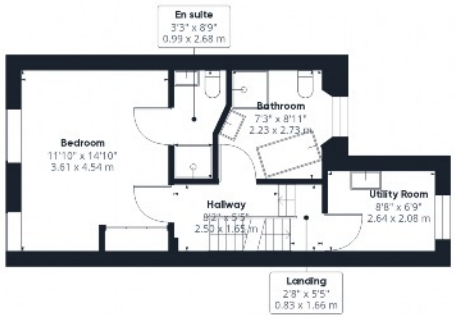
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Floor -1



Floor 0



Floor 1



Floor 2

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Approximate total area(1)

1392.33 ft²
129.35 m²

Reduced headroom

29.78 ft²
2.77 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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