



8 Studio House

Lake Road, Ambleside, LA22 0AD

Guide Price £375,000

8 Studio House

Ambleside

A delightful three bedroom, self contained, top floor apartment currently operating as a holiday let. The Viewpoint offers stylish and spacious accommodation, presented to a high standard having been modernised in recent years. The principle room is a stunning open plan Living, kitchen, diner enjoying a light and airy aspect with feature vaulted and exposed beams.

Although configured as a three bedroom property, it is presently operated as an exceptionally successful two bedroom holiday cottage. Managed through Herdwick Cottages, the property generates an annual income of approximately £22,000 and is being sold with the benefit of forward bookings and the majority of contents included.

An ideal lock up and leave property, with the benefit of a communal terrace just outside the private front door.

Ideally situated in a central yet slightly elevated position, The Viewpoint enjoys beautiful west views across the village rooftops towards Todd Crag and surrounding fells and countryside. 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

Ground floor private entrance with fully glazed door leading into:

Hallway

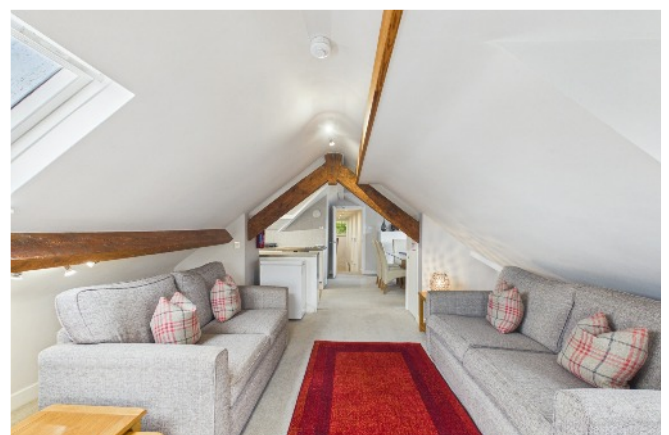
Slate tiled floor. Steps leading up to first floor cloaks area with hooks and high windows to enjoy views towards Fairfield Horseshoe. Internal door.

Open Plan Kitchen Diner

Feature dual aspect living space, with vaulted ceiling, exposed beams and enjoying wonderful views towards Latterbarrow, Black Fell, Loughrigg Fell and the Fairfield Horseshoe. The dining area provides an inviting and sociable space adjacent to the kitchen, complemented by pendant lighting over the dining table and charming rooftop views. The contemporary galley kitchen is fitted with a range of white gloss 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, microwave, fridge, washing machine and dishwasher. Part tiled walls and inset ceiling lighting. Highly useful cupboard offering useful storage and housing Vitodens 100 boiler and fuse box.

Open Plan Living Area

Exposed beams, feature window seat and velux window giving amazing views towards Fairfield Horseshoe, St Mary's Church, Loughrigg and Blackfell. TV point. Slimline storage cupboard.



Bedroom One

Double room with inset lights, built in slimline wardrobe, headboard and bedside cabinets. Mounted wall mirror with shelf. TV point and lovely views towards Loughrigg and Fairfield.



Bedroom Two

Bright twin room with built in wardrobe, drawers and TV point. Deep windowsill and view over the communal gardens.

Bedroom Three

Single room with inset lights and deep windowsill presently utilised as a storage/linen room. View over the communal gardens.

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 communal gardens and terrace with attractive views over to Loughrigg and Coniston Old Man. There is also a communal laundry for the Studio House Complex.





Directions

What3words:///island.immune.unfolds

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 £1,600.00 per annum plus building insurance plus annual building insurance of presently £1,193.85.

Rateable Value

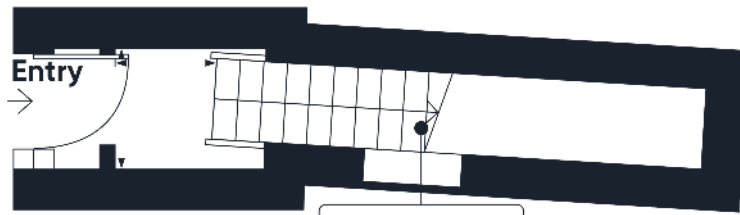
£3,100.00. actual amount payable £1,426.00. This could be reduced to zero if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the local authority, Westmorland and Furness District Council (01539 733333)

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		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



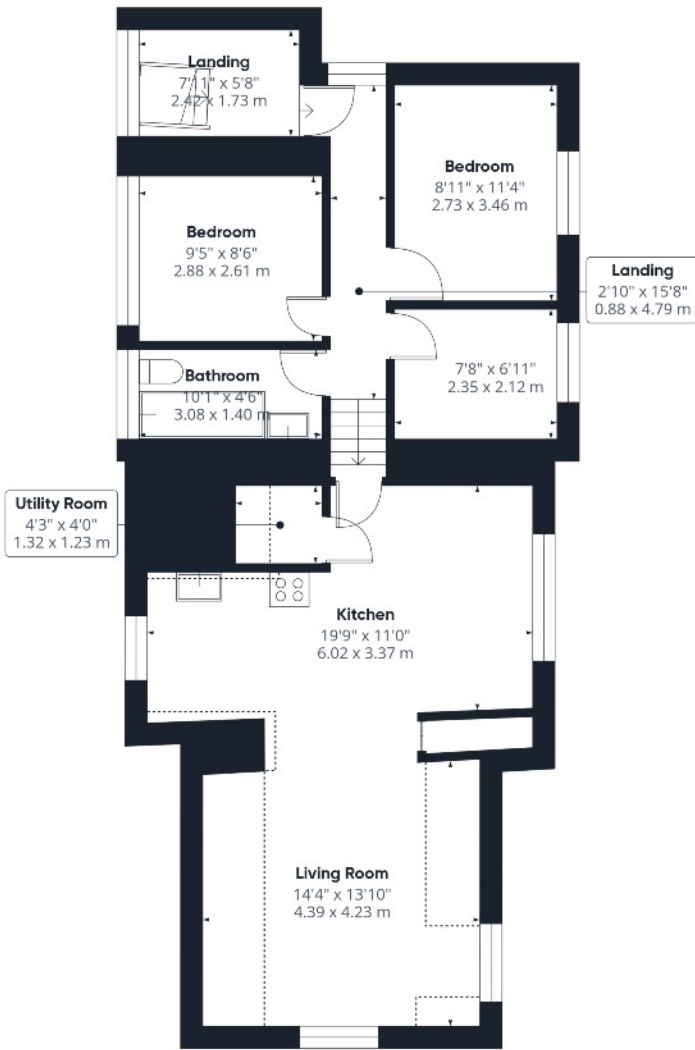
Hallway
2'10" x 3'9"
0.88 x 1.16 m

Approximate total area⁽¹⁾
86 ft²
8.02 m²

(1) Excluding balconies and terraces

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

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Utility Room
4'3" x 4'0"
1.32 x 1.23 m

Landing
7'11" x 5'8"
2.42 x 1.73 m

Bedroom
9'5" x 8'6"
2.88 x 2.61 m

Bedroom
8'11" x 11'4"
2.73 x 3.46 m

Bathroom
10'1" x 4'6"
3.08 x 1.40 m

7'8" x 6'11"
2.35 x 2.12 m

Landing
2'10" x 15'8"
0.88 x 4.79 m

Kitchen
19'9" x 11'0"
6.02 x 3.37 m

Living Room
14'4" x 13'10"
4.39 x 4.23 m

Approximate total area⁽¹⁾

806 ft²
74.8 m²

Reduced headroom

86 ft²
8 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.

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Floor 1

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.

