MATTHEWS BENJAMIN



High Pike Cottage

7 Ecclerigg Place, Wansfell Road, Ambleside, LA22 0EG

Guide Price £350,000

High Pike Cottage

7 Ecclerigg Place, Ambleside

A superb and attractive, two bedroom traditional end of terrace Lakeland cottage. Positioned in a popular development, close to the centre of this highly popular Lakeland village, with the distinct advantage of private off road parking and small patio area, providing an ideal low maintenance property.

A generously proportioned cottage, with feature high ceilings. Having a spacious front hallway, attractive open plan living, kitchen, diner, with two double/ twin bedrooms and recently installed three piece bathroom. The property has been well maintained by the owner and modernised over the years including the benefit of triple UPVC glazing. Enjoying lovely views towards Red Screes, primarily from the first floor.

A versatile property which will suit a variety of buyers whether as an ideal low maintenance second property, possibly a main residence or as holiday let property. Currently operating as a successful holiday let through Lakeland Retreats, while also being enjoyed by the owners for their own personal use. In addition the majority of contents and forward bookings are included other than a few personal items.

Well placed close to the centre of this most popular Lakeland town with a large variety of amenities close by including shops, restaurants, post office, public houses and not to mention endless fell and country walks from the doorstep.



Accommodation
Glazed UVPC front door leading into:

Vestibule
Highy useful Cloaks area housing concealed electric consumer unit with internal glazed door leading into:

Open plan Kitchen/Diner/Living room
The dining and Living area benefits from a lovely feature high ceiling with oak effect floor. The kitchen provides an attractive selection of wall and base units comprising of marble effect work top with upstands, stainless steal sink unit with mixer tap, four ring electric hob with extractor fan and electric oven, integrated Bosh dishwasher, plumbing for washing machine and free standing fridge with small breakfast bar. Tiled floor. Excellent under stairs cupboard that can be locked creating a useful owner's area with base units.



First Floor Landing
Wood effect floor, Air circulation system. Airing cupboard housing Worcester gas central heating boiler. Loft hatch.

Front Bedroom One
Generous proportioned double room benefiting from high ceilings and exposed beams. Lovely views towards Red Screes and surrounding Lakeland fells.



Bedroom Two
Twin room with built in wardrobe over the staircase and lovely views towards Red Screes and surrounding Lakeland fells.



Bathroom
Recently installed attractive three piece white suite comprising of P shape bath with shower attachment and rain head shower head. Pedestal wash hand basin, WC, heated towel rail, wall mounted mirror, extractor fan, fully floor and wall tiled. Exposed beams



Directions
From our office proceed onto Lake Road taking the right hand lane. Turn right onto Wansfell Road the property can be found on the right hand side.

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Services
All services are connected. Gas central heating

Tenure
Freehold. Vacant possession on completion.

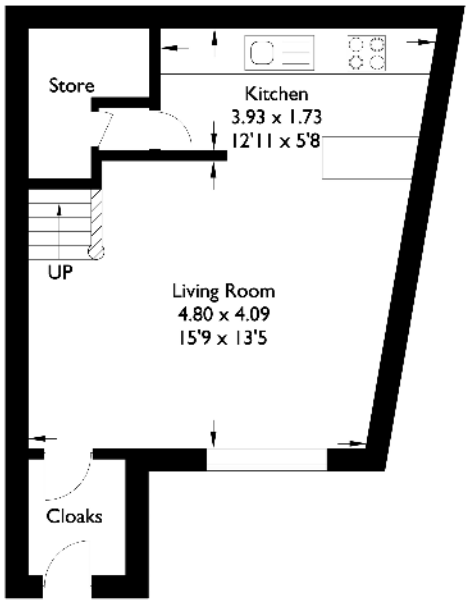
Council Tax Band
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Broadband
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

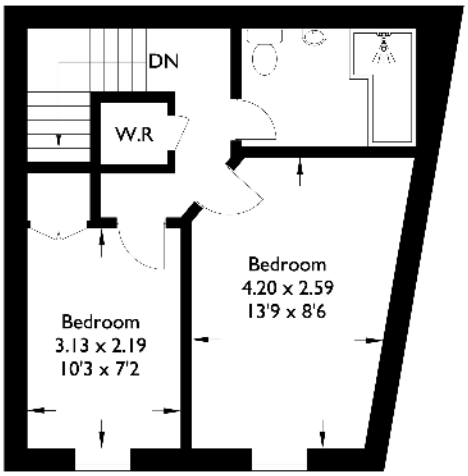
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7 Ecclerigg Place

Approximate Gross Internal Area : 65.95 sq m / 709.87 sq ft
Total : 65.95 sq m / 709.87 sq ft

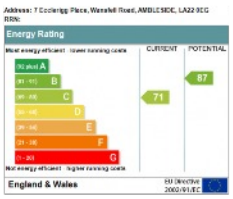


Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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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