



1 RYDAL COTTAGES  
Rydal, Ambleside, LA22 9LR



GSC GRAYS

PROPERTY • ESTATES • LAND



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# 1 RYDAL COTTAGES

Ambleside, LA22 9LR

Located in Rydal, just outside Ambleside, 1 Rydal Cottages is an attractive, Grade II, two-bedroom semi-detached cottage, with off-road parking.

Available to rent for an initial period of 6 months.

£1,100 per calendar month



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## Location

Ambleside 1.6 miles. Grasmere 2.4 miles. Kendal 14.5 miles. Keswick 15 miles. Please note all distances are approximate. Rydal is a small village, located between Ambleside and Grasmere within the Lake District National Park. The popular town of Ambleside offers a post office, doctors, a cinema and several shops, pubs, and restaurants. There are primary schools at Ambleside and Grasmere, with secondary education available in Troutbeck near Windermere, and Keswick.

## The Property

The property comprises:

Living Room [4.44m x 3.61m (14.6' x 11.8)] – Woodburning stove and shelved alcove.

Kitchen [3.13m x 2.66m (10.3' x 8.7')] – Fitted kitchen, with green base and wall units and laminate worktop, ceramic tiled splashback. Chrome sink and drainer. Space for freestanding cooker.

Larder / Utility [1.94m x 1.85m (6.36' x 6.1')].

Bathroom [3.09m x 1.40m (10.1' x 4.6')] – Three-piece suite, including toilet, wash hand basin and bath with electric shower over, plus a heated towel rail.







To the first floor:

Bedroom 1 [4.43m x 3.63m (14.5' x 11.9')] – Double bedroom with fireplace (not in use), large free-standing wardrobe, and en-suite including toilet, wash hand basin, and wall unit.

Bedroom 2 [3.39m x 2.40m (max) (11.1' x 7.9')] – Single bedroom with alcove shelf and airing cupboard.

Outside – to the side and rear of the property is an attractive garden with seating area and two detached stone-built stores. There is a gravelled parking area to the side of the property, accessed off the A591.

## Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental figure of £1,100.00 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £1,269.00 shall also be payable prior to occupation.

## Holding Deposit

Before your application can be fully considered, you will need to pay us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days, or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned, it will be retained by this firm.

However, if the Landlord decided not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

## References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

## Insurance

Tenants are responsible for the insuring of their own contents.

## Smoking and Pets

Smoking is prohibited inside the property.

Pets at the discretion of the Landlord.

## Local Authority and Council Tax

Westmorland and Furness Council

Lake District National Park Authority

For council tax purposes the property is banded C.

## Services and other information

The property is serviced by mains water, electricity and private drainage.

## Viewings

Strictly by appointment only via GSC Grays 01524 880320

## Particulars and Photographs

Particulars written December 2025

Photographs taken December 2025

## Directions

From Ambleside:

Head north on the A593 onto the one-way system towards The University of Cumbria and merge onto Rydal Road/A591. At the roundabout take the first exit towards Rydal, stay on Rydal Road/A591 for 1.2 miles, and the property is on the right.

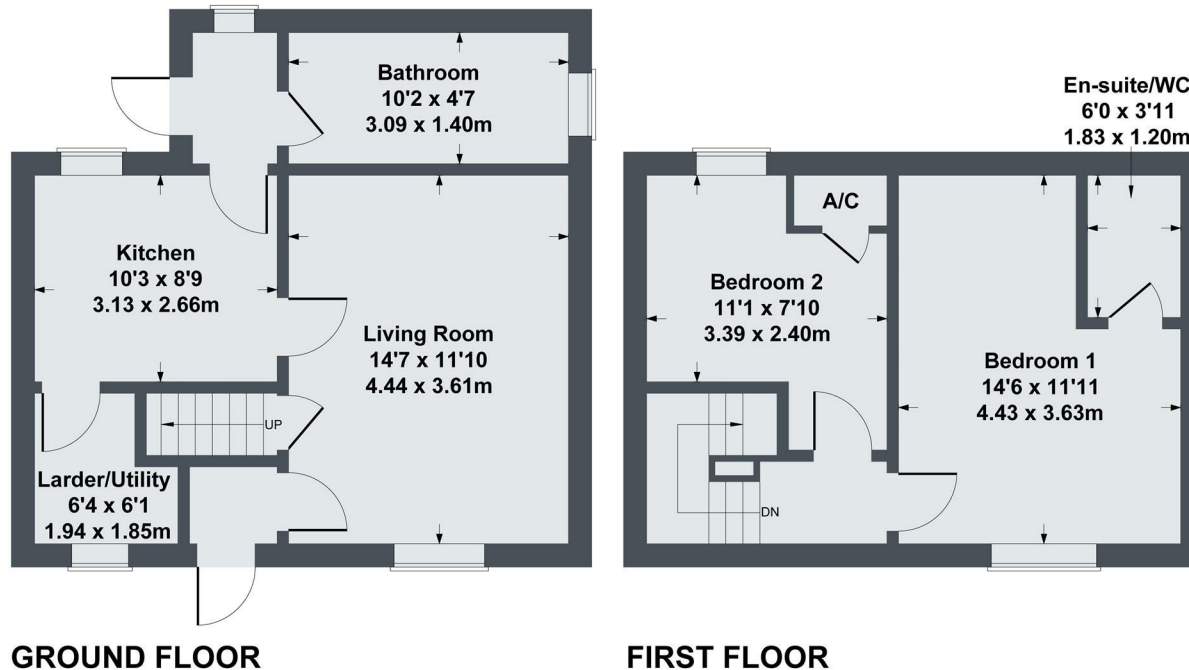
From Grasmere:

Head out of Grasmere on Stock Lane, towards the A591. At the roundabout, take the second exit onto the A591. Stay on this road for 2.2 miles, and the property is on the left.



# 1 Rydal

Approximate Gross Internal Area  
797 sq ft - 74 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 