



## Cunsey

Auction Guide Price £370,000

2 Cunsey House, Cunsey, Ambleside, LA22 0LT

Welcome to 2 Cunsey House, a 3 bedroom maisonette which sits just a stone's throw from the stunning Lake Windermere. Surrounded by marvellous open views, this period building is full to the brim with charm and character, and currently runs as a successful holiday let. This property could become a beautiful family home, or a comfortable second residence to retreat to for some peace and quiet.

Being Sold via Secure Sale online bidding on 15th April 2026. Terms & Conditions apply. Starting bid £370,000.

### Quick Overview

- Impressive period building.
- 3 spacious bedrooms.
- Peaceful location close to Lake Windermere.
- Retaining many original features.
- Fantastic surrounding views.
- 2 miles from Bowness via the ferry crossing.
- Beautiful family home, holiday let, or weekend retreat.
- Allocated parking space.
- No chain.
- Standard broadband available.



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Standard  
Broadband  
Available



Allocated Off-  
road Parking

Property Reference: AM4185



Sun Room



Kitchen



Living Room



Bedroom 1

Enter the property into through the delightful Sun Room/Porch, enjoying the warmth from the abundance of natural light flooding in. A perfect space to kick off your muddy boots and relax with a cup of tea after exploring the beautiful countryside that surrounds Cunsey House. From here there is access to the bright farmhouse style kitchen, which features original butcher's hooks overhead, and is fitted with cream wall and base units and laminate worktops. Integrated appliances include a Hotpoint oven with 4 ring induction hob and cooker hood over and a small fridge/freezer; the inset stainless steel sink and drainer is beneath the pretty window, with lovely views to distract from washing the dishes!

Attached to the kitchen is the utility/boot room, with original stone flooring and a farmhouse door leading back outside. Currently housing two chest freezers, and with plumbing and space for a washing machine underneath the laminate worktop, this room acts as an extension of the kitchen. The utility houses the Worcester boiler and lots of useful storage space, and an additional WC to the back.

On the other end of the sunroom, you will find the spacious living room; featuring a log burner within an impressive stone hearth, this room will be a cosy space to hide away in the Winter months, yet will enjoy the sunshine in the Spring and Summer thanks to the large sash window.

Leading off from the living room, Bedroom 1 is a very spacious, dual aspect room, with a feature fireplace and high ceilings which maximise the natural light. The bright room enjoys beautiful views to Lake Windermere, where you can catch a glimpse of the ferry passing through on a clear day.

To the back of the living room, the corridor leads through to the family bathroom, with tiled walls and floor, comprising bath with handheld shower over, pedestal wash hand basin, WC and a chrome heated towel rail. The bathroom also benefits from a high window and extractor fan.

Bedroom 2 can be found at the very end of the corridor, along with an en suite shower room and additional built-in storage cupboard. The double bedroom benefits from both a built-in wardrobe and built-in bookshelves, and enjoys streams of sunlight from the glazed door, which opens on to the front patio and seating area. The adjoining shower room is modern decorated with tiled walls and floor, a walk in rainfall shower with additional handheld showerhead, pedestal wash hand basin, WC and chrome heated towel rail.

Stairs lead up to the first floor, with an understairs cupboard providing even more storage. Another cupboard can be found at the top of the stairs, before the third bedroom and en suite shower room. Bedroom 3 is currently used as a double bedroom, with a wash hand basin in the corner, but could easily be turned into a home office or playroom. The sash window has a sill with room for a pleasant window seat, a quiet spot to steal away to. The en suite shower room comprises a shower cubicle with Mira shower, and WC.

Outside, a pretty frontage of greenery frames 2 Cunsey House, and a gravelled space allows for outdoor dining during the Summer.

#### Accommodation (with approximate dimensions)

Entrance Porch/Sunroom

Kitchen

Utility/Boot Room

WC

Living Room

Bedroom 1

Family Bathroom

Bedroom 2

En Suite Shower Room

Stairs to First Floor

Bedroom 3

En Suite Shower Room

### Property Information

**Note** Please be aware that the property will be sold as seen, and the sale will include the majority of fixtures & fittings (minus any personal effects).

#### Tenure Leasehold

We understand the property to be leasehold for a term of 999 years from 31st May 2015, with the freehold being jointly owned with Number 1 Cunsey House. There is no service charge or ground rent for this property.

**Business Rates** We understand the property to have a rateable value of £4,350 with the amount payable to South Lakeland District Council for 2025/26 being £2,170.65 though the current owners enjoy the benefit of Small Business Rate Relief.

**Services** The property is connected to mains electricity and water, oil central heating and non-mains drainage.

**Broadband** Standard broadband available - Openreach Network.

**Mobile Services** Likely service from EE, O2, Vodafone and Three.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** Travel to Hawkshead and upon reaching the village follow the road around to the T junction after the campsite, and turn left at the signpost for Sawrey and Windermere. Continue on the B5285, passing the Tower Bank Arms, and proceed towards Far Sawrey Pass the entrance for the Cuckoo Brown Lane on the left and immediately take the next right turn. Follow the lane passing the church and bear right, continue on to find Cunsey House on the right, with the entrance to number 2 through the double gated driveway.

**What3Words** ///riding.shades.loom

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



View from Bedroom 1



Bedroom 2



Bedroom 3



Views

## Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent (Hackney & Leigh Ltd.) on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Immediate 'exchange of contracts' will be available.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/03/2026.

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