



Ambleside

£665,000

Cross Syke Cottage, Rothay Road, Ambleside, Cumbria, LA22 0EE

This charming and outstanding property boasts three double bedrooms (all ensuite), a contemporary living space with a rustic twist and high quality finishes throughout.

With private tiered garden and parking for up to three vehicles, nestled in the heart of Ambleside in The Lake District National Park this property is an absolute delight from start to finish. Designed by the current owners with style and comfort in mind you will be wowed the moment you walk in the door.

Quick Overview

Immaculate Lakeland family home in the heart of Ambleside

High quality fittings throughout

Rustic with a modern twist

Three ensuite bedrooms

Open plan living area

Original features

Private tiered garden

Undercover parking

Planning for additional bedroom

Superfast Broadband available



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Superfast
Broadband
Available



Private
Undercover
Parking

Property Reference: AM4224



Kitchen



Kitchen



Living Room



Open Plan Living Area

Cross Syke Cottage welcomes you in via a characterful entrance porch with exposed Lakeland stone feature wall, where you can hang up your coat and kick off your boots after a day roaming the fells. You will instantly notice the stunning design of Cross Syke Cottage carefully crafted by the current owners with a sympathetic nod to the cottages past.

A well designed and beautifully decorated cloakroom is situated just off the entrance porch for convenience. With a modern suite of WC and vanity unit incorporating the wash hand basin and finished with a stylish flagged stone floor. Underfloor heating here ensures no cold toes!

The open plan, versatile living space gives a warm welcome with the magnificent log burner being the centre stage - sitting on a stylish flagstone hearth in front of the original stone wall - this labour of love created by the owners has certainly paid off as a fabulous feature in the property. Not only does it add a touch of rustic charm but also provides a cosy atmosphere and if that doesn't warm you up after a long day on the fells there is underfloor heating which runs throughout the ground floor, a real treat for the feet!

The large windows frame the beautiful private outside space whilst flooding the room with natural light and the continuous flow of the authentic flagstone flooring gives a real sense of bringing the outside in extending this contemporary living space with room to dine or simply sit back and relax, this fabulous space really is the heart of the home!

The living area flows seamlessly in to the show stopping, well-equipped kitchen with a blend of Dove grey soft close wall and base units offering ample storage complemented by a stunning quartz worktops incorporating the 1810 sink with a stylish Perrin and Rowe hot water tap. The well placed breakfast island is super for family and friends to gather around whilst you are whipping up a culinary delight or perhaps more informal dining! The kitchen benefits from integrated AEG appliances including an eye level oven and microwave, a Siemens venting induction hob with a central extractor fan, and Bosch automatic washing machine and dishwasher. Additionally there is an integrated fridge freezer - making entertaining and meal preparation both easy and enjoyable in this spectacular space!

The characterful utility room with original feature stone wall (discovered by the owners when renovating the cottage) offers further storage with wall and base units and a quartz worktops incorporating a double Belfast sink with mixer tap and hose. Through into the boot room which offers a large cupboard space to keep wet coats concealed and boots drying out of sight!

Stairs lead you to the first floor landing which is light and spacious landing and allows access to three sumptuous double ensuite bedrooms.

Bedroom one is an opulent double room, elegantly furnished and with a view over the gardens and towards the magnificent Lakeland fells. The ensuite offers a modern suite of; freestanding



Open Plan Living Area



Open Plan Living Area



Bedroom One



Bedroom One Ensuite



Bedroom Two



Bedroom Three

bath, walk in shower, WC and wash hand basin. Also having a towel radiator ensuring a warm towel is always to hand. A superb place to have a soak and unwind letting the day melt away.

Bedroom two is tastefully decorated to a high standard and also benefits from views of the stunning fells and beautiful garden. The ensuite shower room offers a 3 piece modern suite of shower, WC and wash hand basin as well as having a contemporary heated ladder style towel rail/radiator.

Bedroom three is a delightful double bedroom again offering views of the fells. The fabulous modern shower room comprises of, shower, wall hung wash hand basin and WC finished with a large illuminated mirror and again has a stylish heated towel rail/radiator.

Outside, the tiered garden is a true highlight, offering a beautifully landscaped space to relax and unwind with a fine mix of mature shrubs and trees. You could relax under the pergola, host a summer barbecue or simply enjoy a morning coffee by the natural pond. The garden at Cross Syke Cottage provides a variety of peaceful places to soak in the tranquil surroundings and its thoughtful design ensures both privacy and a connection to the natural beauty of the area.

There is parking for up to 3 vehicles, (including an undercover area in the car port for 2), and services for an EV charger.

This Ambleside home, with its characterful features and modern amenities, is a rare find. It is very well positioned, offering a flat walk into the village in one direction, or the head of Lake Windermere in the other. Whether you're seeking a permanent residence or a holiday retreat, this property promises a lifestyle of comfort and serenity in one of the Lake District's most desirable areas. For those wanting additional space there is planning permission in place for extra room on the first floor, more information can be found at www.lakedistrict.gov.uk planning ref: 7/2025/5248

Don't miss out on the chance to make this charming home your own!

Location The location is perfect, quietly tucked away and yet just a few moments stroll away from all that central Ambleside has to offer, whether you are seeking a tasty meal, a night at the cinema or an evening in a traditional Lakeland inn, it is all on hand. For those more energetic days where you feel like getting out and about, you will find that you can step from the door and hike any number of the high fells which surround Ambleside, many of which you can admire Cross Syke Cottage itself. You can stroll down to the lake shore or amble alongside beautiful waterfalls, all without moving the car.



Bedroom One



Bedroom Two



Pergola Seating Area



Patio Seating Area



Natural Pond

Accommodation (With approximate measurements)

Entrance Porch

Cloakroom

Open Plan Kitchen, Living Room and Dining Room 32' 10" x 17' 9" (10.01m x 5.41m)

Utility Room 6' 10" x 4' 11" (2.08m x 1.5m)

Boot Room 7' 1" x 5' 2" (2.16m x 1.57m)

Stairs to First Floor

Bedroom One 14' 5" x 10' 8" (4.39m x 3.25m)

Ensuite to Bedroom One

Bedroom Two 13' 9" x 10' 4" (4.19m x 3.15m)

Ensuite to Bedroom Two

Bedroom Three 11' 7" x 8' 7" (3.53m x 2.62m)

Ensuite to Bedroom Three

Property Information

Potential Lettings Figures If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1750 per calendar month. For further information and our terms and conditions please contact the Office.

Tenure Freehold (Vacant possession upon completion). Flying Freehold - the boot room and utility are under a section of the neighbouring property.

Services Mains gas, electricity, water and drainage.

Mobile Services EE, 3, Vodafone and 02 Likely service.

Broadband Superfast Broadband Available.

Council Tax Westmorland and Furness District Council - Band E.

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

Directions Entering Ambleside from the direction of Windermere, continue straight ahead at the traffic lights at Waterhead along Lake Road, bearing left onto the one way system which forms Wansfell Road opposite the petrol station. Keeping in the left hand lane here as you descend the hill join the one way system, just before Freshers Cafe you will see a entrance to a private road, take this and drive up to Cross Syke Cottage.

Viewings Strictly by appointment with Hackney & Leigh.

What3words ///clumped.collected.pace

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Cross Syke Cottage, Rothay Road, Ambleside, LA22

Approximate Area = 1350 sq ft / 125.4 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1349510

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