



Fell View

Elterwater, Ambleside, Cumbria, LA22 9HS

Guide Price £750,000

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An excellent opportunity to acquire a substantial three bedroom south east facing traditional Lakeland property in the highly popular Lakeland village of Elterwater. The house is attractively well proportioned providing three spacious en suite double bedrooms, large living/dining room and kitchen/diner. Set slightly elevated with attractive views over Elterwater Common towards Loughrigg. The property benefits from attractive low maintenance, south-east facing sunny garden, terrace and parking for two vehicles.

The property is currently a well established and successful 4* holiday let, generating an annual gross income of circa £50,000 with potential for circa £60,000 as the vendor uses the property for a number of weeks themselves. It's let via Original Cottages, the majority of contents are available by separate negotiations. All forward bookings are available.

The property is situated in the heart of the Lake District National Park in the picturesque village of Elterwater, the much photographed and painted beauty spot in the Langdale Pikes with endless fell and country walks from the doorstep. A few miles away there are the wide variety of amenities of in the busy market town of Ambleside with restaurants, cafes, bars and cinemas etc.



Accommodation

Steps up leading to a Composite front door into hallway with loft hatch.
Leading into:-



Kitchen/Diner

Attractive kitchen with a variety of wall and base units and one and half bowl stainless steel corner sink unit with mixer tap. Integrated electric double oven, integrated microwave and ceramic four ring hob. Integrated dishwasher and freezer. Part wall tiled and tiled floor. Feature fire place with oak mantel and TV point. Attractive views over The Common towards Loughrigg. Step down to:-



Living Room/Dining Room

A generously proportioned and spacious dual aspect room with inset electric fire with feature stone surround and slate hearth. Twin window seats, side door and views over The Common.

Front Bedroom One

Double room with far reaching views towards The Common and Loughrigg. Concealed consumer unit and electric meter.



En-suite

A white three piece suite comprising shower, WC and pedestal wash hand basin. Fully floor and wall tiled. Heated towel rail, extractor and electric shaver point. Useful storage cupboard.



Bedroom Two

Attractive dual aspect double room with attractive views over The Common towards Loughrigg.



En-suite

An attractive wet room with white three piece suite comprising pedestal wash hand basin, WC and shower. Heated towel rail and electric shaver point. Fully floor and wall tiled.



Lower Ground Floor

Bedroom Three

Attractive dual aspect twin room with built in wardrobe. Double patio doors and attractive south east facing views over the garden.



En-suite

Three piece white suite comprising vanity wash basin, WC and panelled bath with shower attachment. Partially wall tiled and fully floor tiled. Exposed beam and extractor fan.



Outside

A super south east facing front garden giving lovely country views over The Common towards Loughrigg. There is a paved patio together with a manageable lawned area with some mature shrubs and bushes. In addition there is an external lean to laundry room with electric, water and housing the cylinder. Separate boiler room. There is parking for two vehicles held on a license with Lowther Estates spaces which are currently rented at approximately £500 per annum for the pair.





Services

Mains water, electric and drainage. Oil fired central heating. HIVE.

Ratable Value

£4,600 amount payable £2,143. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.

Tenure

Freehold with flying Freehold.

What3words

///woke.flanked.winemaker

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)





Floor 0



Floor 1

Approximate total area⁽¹⁾
1092 ft²
101.5 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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	36 F	
1-20	G		

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.