



✓ Ivy Cottage



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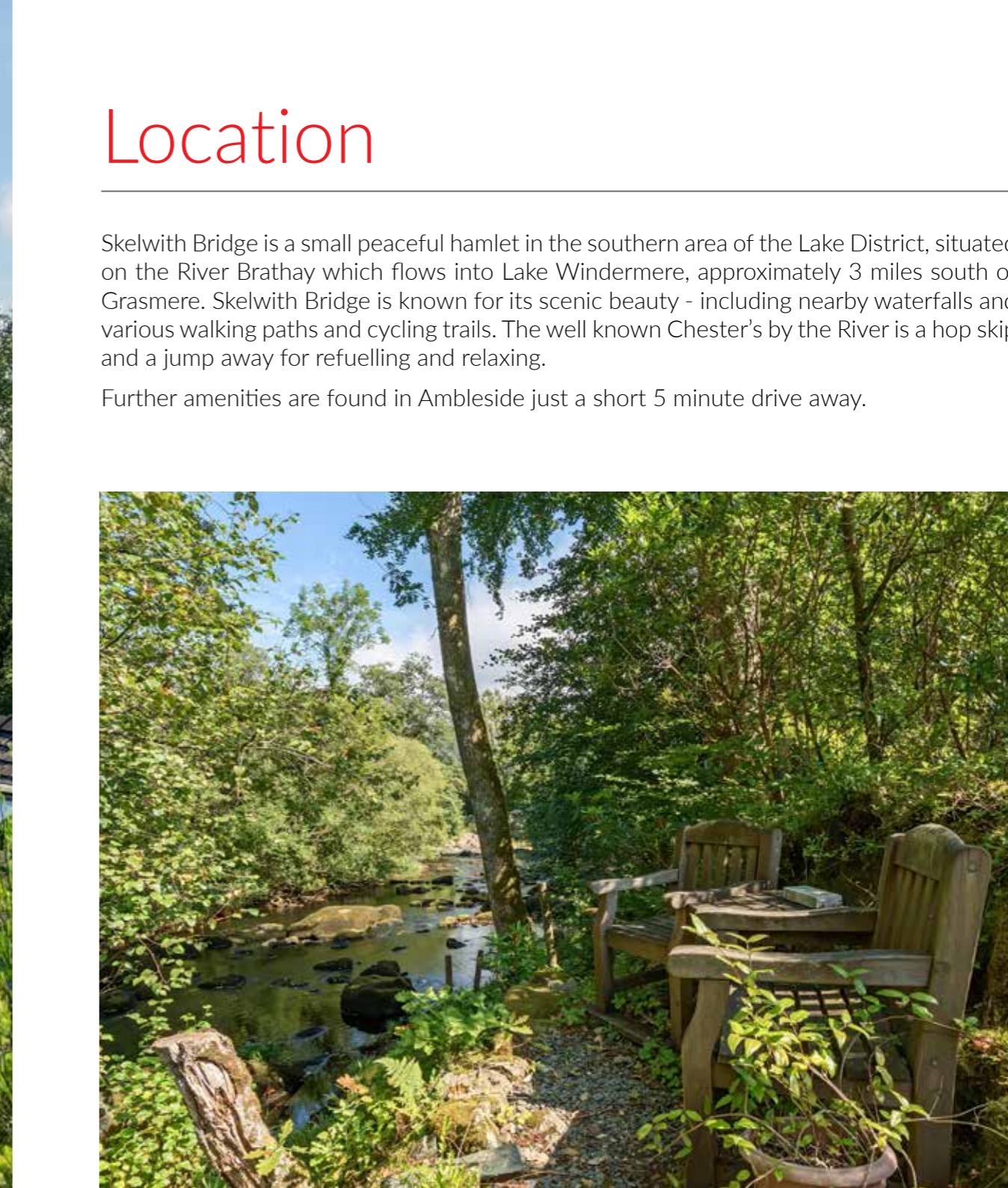
Skelwith Bridge, Ambleside, Cumbria, LA22 9NW

Tucked away in the peaceful hamlet of Skelwith Bridge, this detached property is a true gem offering a unique rather special blend of comfort and style. With three double bedrooms and three bright and inviting reception rooms, this home is perfect for families seeking both space and elegance. Ancillary accommodation on the lower ground floor provides flexible living options.

There is plenty of car parking provision, and truly delightful gardens. Relax right here, hike the high fells, or stroll along the river bank - it's all available from the doorstep.

Quick Overview

Delightful detached bungalow with loft conversion
3 bedrooms / 4 shower rooms
Stunning open plan living lounge, additional dining room and snug
Adaptable lower ground floor accommodation
Idyllic location with enchanting garden
Wonderful walks right from the doorstep
Fabulous fell views from property and garden
Ideal home, weekend retreat or charming holiday let
Private driveway parking
Superfast broadband available



Location

Skelwith Bridge is a small peaceful hamlet in the southern area of the Lake District, situated on the River Brathay which flows into Lake Windermere, approximately 3 miles south of Grasmere. Skelwith Bridge is known for its scenic beauty - including nearby waterfalls and various walking paths and cycling trails. The well known Chester's by the River is a short skip and a jump away for refuelling and relaxing.

Further amenities are found in Ambleside just a short 5 minute drive away.

Sleek & Stylish

This well designed Atlantis fitted kitchen has a sleek stylish range of units with complementary Silestone worktops with an integrated sink and a half with Quooker tap, making clever use of a corner space. From the window over the sink, views over the garden to Loughrigg and Ivy Crag fells beyond provide possibly the very best distraction from washing the dishes.

Integrated Neff appliances include an induction hob with extractor over, oven, combi microwave oven and an automatic washing machine. Bosch appliances include an integrated fridge freezer, and dishwasher, alongside a White Knight tumble dryer.

Also having space for family dining, this wonderfully light triple aspect room is the heartbeat of the house.





Relax & Unwind

Specifications

Kitchen

18'10 (5.72) x 9'11 (3.02)

Dining Room

12'7 (3.84) x 11'7 (3.53)

TV Room / Snug

15' (4.57) x 13'4 (4.06)

Lounge / Dining Room

24'9 (7.54) x 12'10 (3.91)

The highlight of this home is surely the incredible triple aspect open plan lounge/dining room - an absolute joy. Patio doors at either end lead to the well maintained patio garden to the front, or the balcony and large terrace to the rear, bringing the outside in, and extending the already generous living space. Offering fell views of Wansfell and Loughrigg, and a seamless combination of seating and dining areas - simply ideal for entertaining and gathering with friends and family.

The Snug is perfect for quiet relaxation, with views over the garden and to the beautiful countryside beyond. This lovely room is spacious enough for all, yet maintains that 'cosy' feeling. A separate dining room provides further space; perfect for entertaining guests or enjoying cosy family evenings.

The property's reception rooms offer versatility and charm, the elegant décor and thoughtful layout create a warm and inviting atmosphere throughout.

Peace & Tranquility

On the ground floor is a double bedroom with glazed patio external doors and a shower room close by - ideal for less able guests, and offering flexibility of single level living.

Benefiting from its own private external door accessed from the terraced balcony, this ground floor double bedroom is a true asset, ideal for single level living options. Having an integrated wardrobe and cupboards for excellent storage.

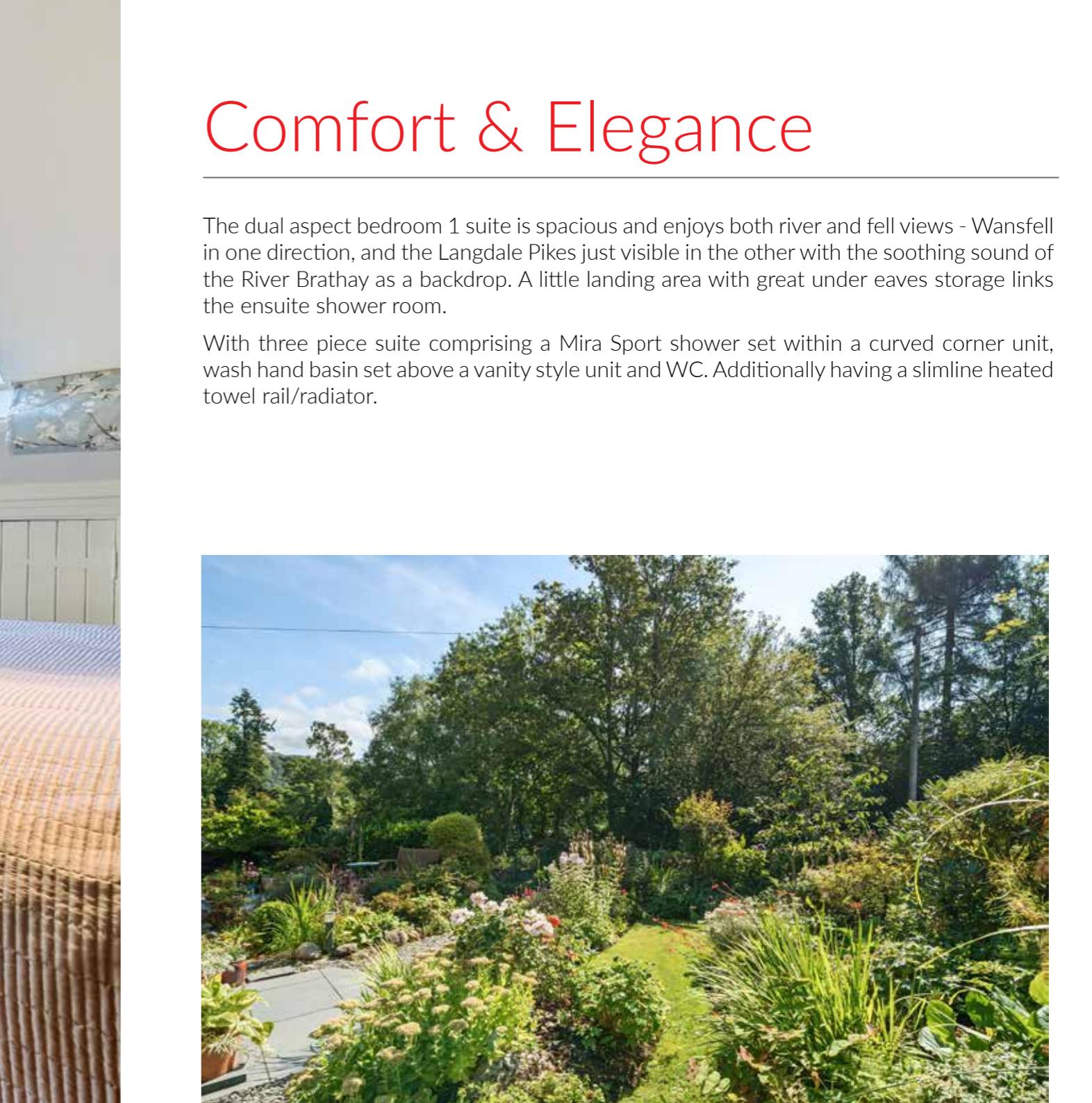
Two further double bedrooms, and shower rooms on the first floor make excellent use of the converted loft area and extension with ample storage tucked away under the eaves. Each of the three bedrooms is a retreat in itself, offering ample space and comfort.

Bedroom 2 retains characterful features namely the wonderful curved wall which was once the chimney breast, and quirky bespoke window seats tempting you to sit and pause a while enjoying the tranquil garden views.

Specifications

Bedroom 1	16'4 (4.98) x 12'6 (3.81)
Bedroom 2	12'2 (3.71) x 11'5 (3.48)
Bedroom 3	10' (3.05) x 9'5 (2.87)





Comfort & Elegance

The dual aspect bedroom 1 suite is spacious and enjoys both river and fell views - Wansfell in one direction, and the Langdale Pikes just visible in the other with the soothing sound of the River Brathay as a backdrop. A little landing area with great under eaves storage links the ensuite shower room.

With three piece suite comprising a Mira Sport shower set with a curved corner unit, wash hand basin set above a vanity style unit and WC. Additionally having a slim heated towel rail/radiator.

Versatile Annex

Bright and airy thanks to its dual aspect, the sitting area has ample space to accommodate a sofa bed, and a table for dining. Ideal for giving visiting guests "their own space", or perhaps as a bijoux holiday let.

The Atlantis kitchen is fully fitted with high gloss contemporary wall and base units with complementary Silestone work surface incorporating an inset sink with Quooker tap. Bosch integrated appliances include an oven, combi microwave oven and induction hob, in addition to an Indesit automatic washing machine.

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Specifications

Kitchen / Dining Room
24'5 (7.44) x 12'9 (3.89) max

Store
5'3 (1.60) x 4'9 (1.45)





Outdoor Space

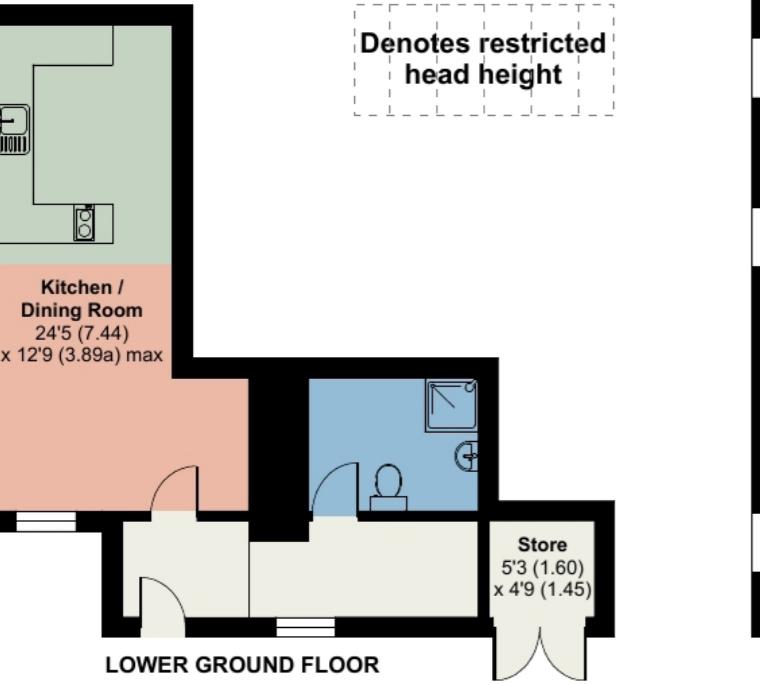
The extensive garden wraps around the property, and is private and tranquil in equal measure and full of birdlife accompanied by the soothing sounds of the babbling River Brathay. There are numerous places in which to sit and relax whilst taking in the glorious views, whether from one of many patio areas, or perhaps the raised viewing point at the head of some steps set into the banking - the choice is yours.

Should the weather be kind, a splash and a swim in the river to the island is also an option. So many special areas from where to take a quiet moment, enjoy a book whilst listening to birdsong, or perhaps a glass of something cool at the end of the day. The covered seating shelter at the rear is perfectly placed to retreat to should the weather turn inclement.

Floorplan

Skelwith Bridge, Ambleside, LA22

Approximate Area = 2151 sq ft / 199.8 sq m
Limited Use Area(s) = 120 sq ft / 11.1 sq m
Outbuilding = 25 sq ft / 2.3 sq m
Total = 2296 sq ft / 213.2 sq m
For identification only - not to scale



Important Information

Parking:

The private gravel driveway can accommodate several cars.

Tenure:

Freehold.

Council Tax Band:

Westmorland and Furness District Council - Band E.

Services:

The property is connected to mains electricity and water. Drainage is to a sewage treatment plant installed in 2024. Oil central heating to radiators and double glazing.

Energy Performance Certificate:

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

What3Words:

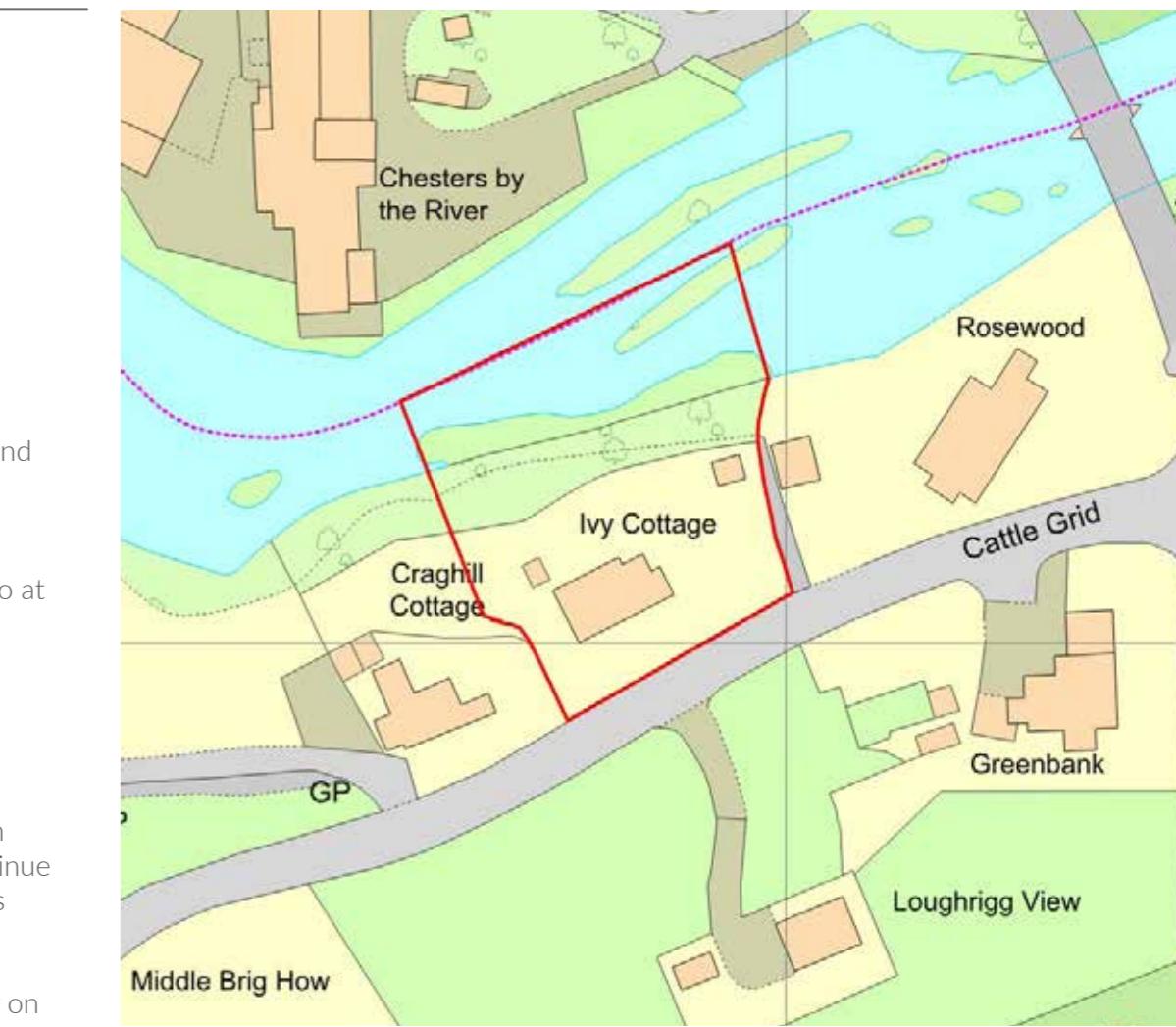
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Directions:

From our office in Ambleside follow the one-way system through the town centre turning right down Wansfell Road. Bear left at the bottom and continue onto Borrans Road, taking the first right onto the A593 and following signs for Coniston. Continue along the A593, passing through Clappersgate and once across the bridge in Skelwith Bridge follow the road up the hill for approximately one third of a mile before taking a turning into the driveway on the right signed Ivy Cottage. There is ample parking for a number of vehicles on the private gravelled driveway.

Broadband Speeds:

Superfast broadband is available - Openreach network.



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Ambleside office:

Call us on 015394 32800

Rydal Road, Ambleside, Cumbria, LA22 9AW
amblesidesales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

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