



1 Oak Bank

Elterwater, Ambleside, LA22 9JA

Guide Price: £975,000

MATTHEWS
BENJAMIN



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Elterwater, Ambleside

1 Oak Bank is a superbly and enviably positioned traditional and substantial Lakeland property. Offering highly versatile accommodation which provides the option to use as either two properties or one substantial residence. The principle cottage offers an excellent spacious two bedrooms and one bathroom, whilst Stable Cottage offers an extremely quirky one bedroom ensuite cottage all with breathtaking panoramic views.

Used as a much loved main residence for many years in which time the property has been thoroughly, lovingly and sympathetically restored, improved, extended and modernised to a high specification for the owners benefit. Offering well planned and highly versatile and generously proportioned accommodation throughout. In addition the property has planning permission in perpetuity for a detached Bassoonery, garage and store. Planning reference 7/2016/5119. This also provides any number of potential future uses subject to planning whether as a home office, gym, workshop etc.

Gently elevated occupying a delightful position commanding superb panoramic country and fell views with a spacious yet manageable garden that backs onto the open countryside together with off road parking. In recent years the property has been transformed into a highly successful and now a well established 5* plus holiday let with Lakelovers, generating a gross income of approximately £85,000 per annum. The property is being sold with forward bookings and most of the contents apart from a few personal items. More information can be obtained from www.elterwatercottages.co.uk

The property is situated in the heart of the Lake District National Park in the picturesque village of Elterwater, a much photographed and painted beauty stop in the Langdale Valley with endless fell and country walks from the doorstep, without the need to use main roads. The amenities of Elterwater and Chapel Stile are a stones throw away and include public houses, primary school, church, café and shop with a larger variety of amenities close by in the busy market town of Ambleside.





Accommodation

Front door leading into Porch with tiled floor.

Kitchen/Diner

A well appointed room with bespoke fitted solid oak wall and base units with a combination of solid oak work top and partial marble. With stainless steel sink unit and mixer tap. Four ring induction hob, double electric oven, extractor fan, integrated dishwasher and fridge. Feature antique Husqvarna stove (optional) sat on a slate hearth and oak mantle. Part wall tiled and solid oak floor boards. Delightful window seat with lovely country views towards Loughrigg and Silver Howe.

Living Room

Cosy light and airy dual aspect room with a Clearview multi fuel stove sat on a slate hearth. Stunning quality exposed solid oak flooring. Feature recess shelving with bespoke oak arch and glass shelving. Concealed consumer unit. Country views to enjoy.

Entrance Hall

Welcoming generous wide light and airy primary entrance with character vaulted ceiling, half window with exposed beams. Solid oak floor with wet underfloor heating and glazed door. Excellent country views towards Silver Howe. There is a recess cupboard previously linking the Cottage with the Stable Cottage. Additionally, the room is highly versatile and could be a superb study or even possibly a bedroom. Bespoke oak shelving.

Utility Room

Highly useful room, currently being used as a drying room, with a selection of base units and washing machine. Stainless steel sink unit. Wall mounted Worcester LPG central heating boiler. Vaulted ceiling with Velux window and exposed beam. Wet underfloor heating.

Rear Hall

Lovely open staircase with under stair cupboard. Rear glazed door leading to;

Rear Porch

Highly useful room for dirty boots.



First Floor

Landing

A light and airy space with loft hatch and pull down ladder leading to boarded attic. Housing water cylinder and pressurised system.

Bedroom One

Generously proportioned double room. Superb fell views towards Silver Howe. Bespoke fitted bedhead and bedside tables.

Bedroom Two

Lovely dual aspect double room with exceptional far reaching country views from the two window seats. Bespoke fitted oak wardrobe/dresser, bedhead and bedside tables.

Bathroom

Beautiful luxury white three piece suite comprising of inset double ended oak panelled bath, wash hand basin and corner shower cubicle. An attractive combination of oak panelling and tiled walls. Heated illuminated mirror, heated towel rail and feature radiator. Window seat with south facing country views.

Cloak Room

With WC, wash hand basin and heated towel rail.

The Stable

Steps leading up to front glazed door into;

Conservatory

Fantastic fully glazed triple aspect room with delightful views across the garden adjacent woodland towards Loughrigg and Silver Howe. Exposed pitch pine floor boards. Internal double glazed doors leading into;

Living Room

A superb light room with feature vaulted ceiling with exposed pitch pine beams and highly useful bespoke built mezzanine with ladder. Clearview multifuel stove on a slate hearth. Partial panelled walls and exposed pitch pine floorboards. Recess shelving.



Kitchen

Formerly a study. Now with a contemporary selection of white fronted units with complimentary work surface and slimline breakfast bar. 1.5 sink unit with mixer tap, four ring induction hob with Bosch electric oven, extractor fan, integrated fridge, dishwasher and washing machine/dryer.

Bedroom

Delightful double bedroom with large picture window providing plenty of light and enjoying far reaching country views. Exposed pitch pine floor boards. Vaulted ceiling. Bespoke quality fitted wardrobe/dresser.

En Suite

Three piece white suite comprising of WC, spacious shower cubicle and wash hand basin. Part wall tiled with heated towel rail and extractor. Velux window.





Outside

The property is approached via a private shared drive leading to Oak Bank where there is parking for a number of vehicles with an electric charging port. The property enjoys an attractive enclosed manageable formal garden with a selection of mature shrubs and bushes. Majority lawn with paved terrace and amazing fell and country views. Highly useful stone shed providing useful storage facility. Additional wood store and natural fellside garden. The property has a delightful sunny aspect and fabulous panoramic views over Elterwater.

Please note Burlington quarry do have a right of way across the drive but it is highly unusual for them to use it.

Services

Mains water and electric. Private drainage (Compliant) LPG central heating. All the external walls and flooring have been insulated, and the Attic has 300mm of insulation.

Tenure

Freehold.

Rateable Value

£4,450.00 actual amount payable £2,073.70. This could be reduced reduced subject to small business relief.

Directions

What3words///succeed.intensely.writers

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.ofcom.gov.uk)

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1673 ft²
155.3 m²

Reduced headroom
12 ft²
1.1 m²

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(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS '3C' standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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