



## Outgate

**£475,000**

Esthwaite, 3 Bracken Fell, Outgate, Cumbria, LA22 0NH

Approaching Esthwaite, 3 Bracken Fell it is easy to see why people fall in love with The Lake District National Park. This attractive three bedroom home offers versatile accommodation along with incredible views of the local fells.

Tucked away in a gated hamlet in Outgate, close to the villages of Hawkshead and Ambleside this immaculate, light and spacious home offers a wealth of charm set in truly beautiful surroundings, with superb walks from the doorstep whether it be to the local pub or beyond, there is something for all in the peaceful, rural retreat.

### Quick Overview

- Semi rural location with stunning views
- Living room and breakfast kitchen
- Three good sized bedrooms and 3 bath/shower rooms
- Modern décor
- Close to both Ambleside and Hawkshead
- Versatile space
- Communal gardens
- Parking for 2 cars plus visitors parking
- An ideal home, 2nd home or holiday let
- Ultrafast broadband available



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D



Ultrafast  
Broadband  
Available



Parking for 2  
Vehicles

Property Reference: AM4100



Living Room

Entering in to the main entrance hall which is a useful and open space ideal for muddy boots and wet outdoor clothes before leading you in to a bright and airy breakfast kitchen. Here, you will be stopped in your tracks by the incredible view from the bay window, which allows plenty of natural light in. Providing everything one would need for modern day living with a range of stylish wall and base units, laminate worktops, stainless steel sink and drainer, gas hob with extractor over, eye level oven, integrated dishwasher, fridge freezer and washer dryer – this well equipped kitchen is the perfect space to enjoy a meal with family and friends.

The comfortable sitting room offers magnificent views framed by the bay window along with an open fire to relax in front of after a long day on the fells.



Breakfast Kitchen

Leading on from the entrance hall is bedroom 3/study/dining room, a versatile room currently being used as a twin room with views to the communal gardens.

The spacious 3 piece family bathroom comprises WC, wash hand basin and bath with Mira shower over. The bathroom is tiled and has spotlights to the ceiling.

Onwards to the rear entrance hall with a useful storage cupboard. Access to the communal gardens.

To the first floor landing there are two under eaves storage cupboards, one housing the gas boiler.



Breakfast Kitchen

On this floor you will also discover two comfortable double bedrooms both with breath taking views.

Bedroom one is a double room with stunning views and an en suite bathroom, comprising a bath with Mira shower over, wash hand basin and WC. Tiled walls, spotlights to ceiling, touch light mirror and Velux window giving views to the communal gardens.

Bedroom two, also a double room with views and an en suite shower room with walk in shower, wash hand basin and WC. Tiled walls and spotlights to ceilings.

Outside the property there is an attractive slate patio to the front, perfect to sit back, relax and soak up the surrounding, idyllic views on a summers evening. To the rear are lawned communal gardens, well stocked with trees and pretty shrubs along with a peaceful patio area for quite reflection.

There is parking for two cars outside the property.

Esthwaite really is a hidden gem in a heavenly setting with so much to offer. Waste no time calling us to arrange a viewing, you will not be disappointed!



Patio Seating Area

Request a Viewing Online or Call 015394 32800

## Accommodation (with approximate dimensions)

Entrance Hall

Breakfast Kitchen 14' 2" x 9' 7" (4.32m x 2.92m)

Sitting Room 18' 6" x 11' 7" (5.64m x 3.53m)

Bedroom 3 13' 06" x 10' 11" (4.11m x 3.33m)

Family Bathroom

Rear Entrance Hall

Bedroom 1 16' 2" x 10' 4" (4.93m x 3.15m)

Bedroom 1 Ensuite

Bedroom 2 12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom 2 Ensuite

## Property Information

**Tenure** Leasehold for 999 years from 2003

We understand that all owners in the row are equal shareholders of the entire management company Bracken Fell Management Company Ltd which owns the freehold. Set by agreement with all 6 owners the current £1,300 management fee includes building insurance and maintenance of the building and grounds.

**Council Tax** Westmorland and Furness Council - Band D.

**Services** This property is connected to mains electricity, gas, water and drainage.

Gas central heating and double glazed windows.

**Broadband** Ultrafast Broadband Available.

**Mobile** Three, O2 Vodafone & EE likely outdoors.

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

**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 £60 (inc. VAT) per individual or £50 (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 £150 (incl. vat).



Bedroom1



Bedroom 1



Bedroom 2



View

# Esthwaite, 3 Bracken Fell, Outgate, Ambleside, LA22

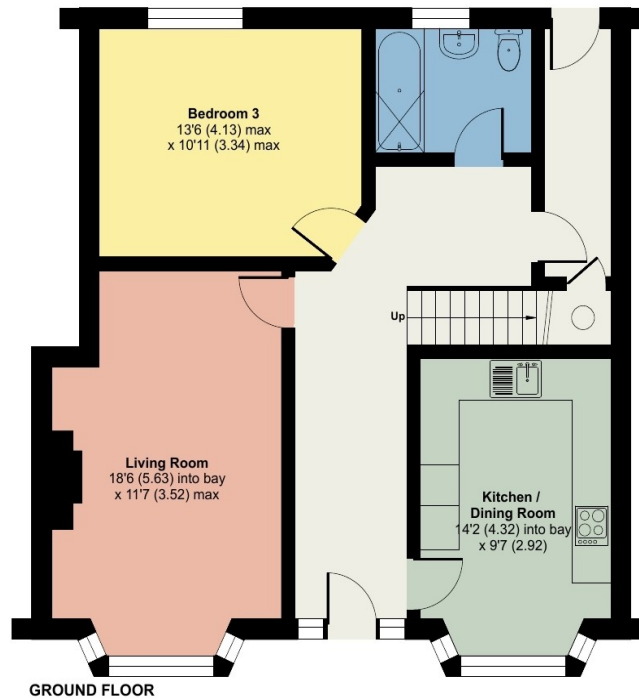
Denotes restricted head height

Approximate Area = 1227 sq ft / 113.9 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Total = 1258 sq ft / 116.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Hackney & Leigh. REF: 1243608

**Directions** Leave Ambleside village centre on the A593 signposted Coniston, taking a left hand turn signposted Hawkshead, crossing the River Brathay on the B5286. Follow this road until you see the Outgate Inn on your left, taking the road on your right just opposite. Esthwaite, Bracken Fell is a little way up this road on your right, with gated entrance to the shared driveway where there is allocated parking for two cars.

**What3words** ///newlyweds.beads.passs

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

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 13/02/2025.

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Bedroom 1



Bedroom 1



Bedroom 2



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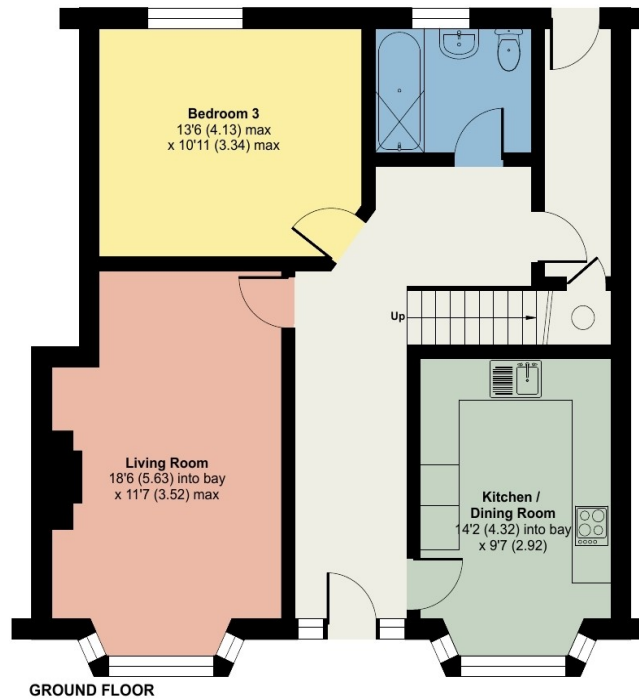
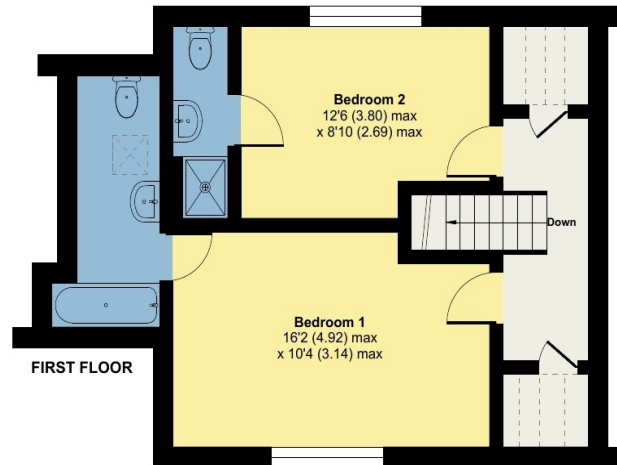
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