



Ambleside

£290,000

The Bowery, Kelsick Road, Ambleside, LA22 0BZ

With superb views of the surrounding fells and easy access to some of the Lake District's finest walks, The Bowery is a beautifully presented one-bedroom stone-built apartment, perfectly positioned in the heart of Ambleside.

Just moments from an excellent selection of independent shops, cafés, restaurants and cinemas, this charming property offers an ideal second home, permanent residence or successful holiday let investment.

Quick Overview

Beautifully presented one bedroom apartment

Stunning fell views

Ideally located in the heart of Ambleside

Lake District walks from the doorstep

Generously proportioned rooms

Short stroll to shops, cafes, restaurants and cinemas

Small outdoor seating area

No chain

Ideal apartment, second home or holiday let

Ultrafast Broadband available

Property Reference: AM4215



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Ultrafast
Broadband
Available



View from the Living/Dining Room



Living/Dining Room



Living/Dining Room



Kitchen

The front door opens into a welcoming entrance hall with a wooden floor and radiator, leading through a part-glazed wooden door into the well-appointed kitchen. Fitted with a stylish range of base and wall units topped with quartz work surfaces, the kitchen combines practicality with contemporary design. Integrated appliances include a Smeg five-burner gas range cooker with double oven and extractor hood, a Bosch dishwasher, and an Indesit fridge and freezer. At its heart is a substantial central island with a striking timber light fitting above, providing both a generous preparation space and breakfast bar, with ample storage cupboards and drawers beneath. A south facing window fills the room with natural light.

The wooden flooring continues seamlessly into the spacious open-plan dining and living area. Accessed through elegant double part-glazed doors, this bright and inviting room features two large front-facing windows with fitted blinds. The high ceilings are enhanced by a decorative picture rail. An original Victorian fireplace with a wooden mantel and surround is complemented by a granite hearth. Currently sealed off, this attractive focal point could easily be reinstated.

Leading off the kitchen is a convenient downstairs cloakroom with WC and wash hand basin, complemented by partially tiled walls and a tiled floor. A useful storage cupboard and coat rail provide practical space for outdoor clothing after a day exploring the surrounding fells.

A wooden staircase, illuminated by feature spotlights, leads to the first floor. The landing provides access to the loft and includes a useful built-in storage cupboard with display shelving above.

The generously sized double bedroom benefits from additional storage space beneath the eaves and enjoys delightful views towards the church, with stunning panoramas across to Loughrigg from the dormer window. A fitted wardrobe with mirrored sliding door enhances the sense of space by reflecting the natural light.

The bathroom features a tiled floor and partially tiled walls, and is fitted with a WC, bidet, large shower enclosure with Hansgrohe shower, and a vanity unit incorporating a wash hand basin with storage drawers beneath. A heated towel rail and radiator provide comfort, while the rear dormer window offers attractive glimpses of the surrounding fells. A built-in cupboard houses the Worcester boiler (fitted 2026) and provides additional storage and plumbing for a washing machine.

Outside, the apartment enjoys a delightful south-facing small seating area, offering wonderful views towards Loughrigg. With space for potted plants and outdoor seating, it provides the perfect spot to relax and enjoy the sunshine while taking in the beautiful Lakeland scenery.

Accommodation (with approximate dimensions)

Entrance Hall

Kitchen 12' 8" x 13' 3" (3.87m x 4.04m)

Living/Dining Room 19' 2" x 12' 8" (5.85m x 3.87m)

Cloakroom

First Floor Landing

Bedroom 19' 0" x 13' 5" (5.79m x 4.10m)

Bathroom 12' 8" x 11' 5" (3.87m x 3.50m)

Property Information

Tenure Leasehold – a new lease is to be created upon agreeing a sale

Business Rates We understand the property to have a rateable value of £1825.00 with the amount payable to Westmorland and Furness Council for 2026/27 being £910.68. Small Business Rate Relief may also be available

Services The Property is connected to mains water, drainage, gas and electricity and benefits from gas central heating

Broadband Ultrafast Broadband available – Fibur and Openreach networks

Mobile Services Likely services from EE, Three, O2 and Vodafone

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

Directions The Bowery is conveniently located in the centre of the village. 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 then forms Wansfell Road. Get into the right hand lane and follow this around at the sharp right turn at the bottom of the hill. Stay in the right hand lane and bear right along Kelsick Road. Parking can be found in the public car park on the left. The property is found around the left hand side of Luigi's restaurant, follow the courtyard around to the right and walk up the metal steps to the front door of The Bowery.

Parking – permits are available from Westmorland & Furness Council for local car parks.

What3Words ///sprains.setting.squirts

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom



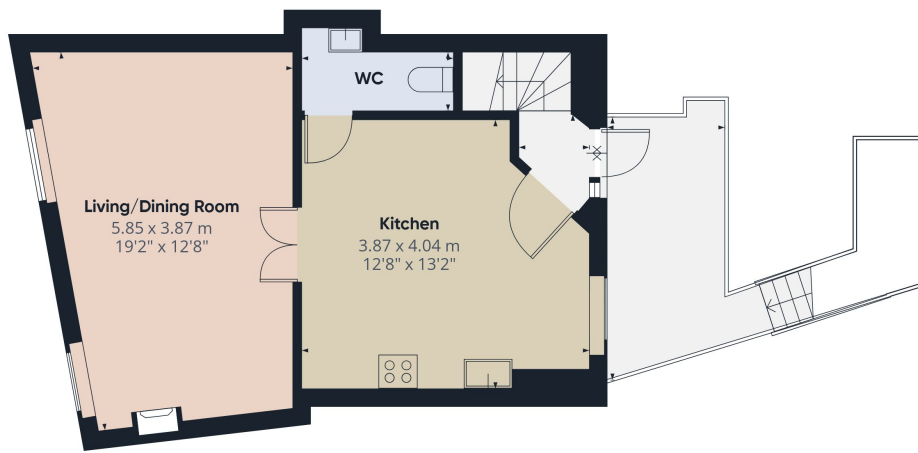
Bedroom



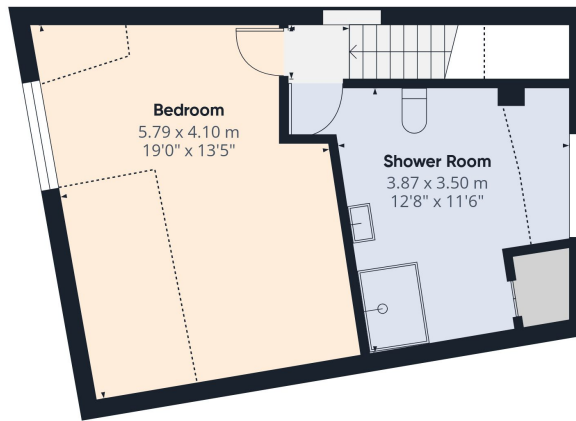
Shower Room



Fell Views



Floor 0



Floor 1



Approximate total area^m

74.2 m²
799 ft²

Balconies and terraces

6.9 m²
74 ft²

Reduced headroom

7.7 m²
83 ft²

(1) Excluding balconies and terraces

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

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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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 27/07/2026.

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