



 Middle Brig Howe & Lodge





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Skelwith Bridge, Ambleside, Cumbria, LA22 9NW

With far reaching views of the iconic Langdale Pikes, this unique 4 bedroomed/ 3 bathroomed detached family home and its private detached three bedroomed/ two bathroomed lodge is a dream come true.

The stylish conversion sits in beautiful wrap around gardens and grounds (including a meadow of just under half an acre), enjoying instant access to a variety of marvellous walks. This splendid family home includes an entrance hall, a fabulous open plan living/dining/kitchen space, snug, utility boot room, mezzanine landing, 4 double bedrooms (1 en suite), house bathroom and separate shower room plus a detached lodge which is set up as two self contained apartments. With plenty of parking, as well as a detached garage, and views which will capture your heart. The phrase “once in a lifetime opportunity” could have been coined just for this moment. Do not miss it.

Quick Overview

Superb detached modern 4 bedroomed home with detached 3 bedroomed lodge

Magnificent views from property and garden

Peaceful, secluded and yet just a short stroll to amenities

Adaptable accommodation

Beautiful gardens bordered by fields

Fell walks right from the doorstep

Calor gas central heating

No chain

Gated driveway private parking for a number of vehicles and detached garage

Superfast Broadband 55 Mbps available*







Welcome

Entering via a porch and welcoming reception hallway it is easy to be drawn immediately to the simply wonderful light triple aspect open plan family living/ dining kitchen, with its great feeling of spaciousness and far reaching views. The kitchen area itself is superbly equipped and is supplemented by a separate utility boot room. Also on this level is a snug/home office which enjoys garden views, and two double bedrooms with house shower room as well as an additional cloak room. Upstairs the marvellous mezzanine landing leads to a further two bedrooms, one with luxury ensuite shower room, and the other utilised as a generous sleeps three suite including a dressing area.

Detached, and just a stones throw from the main house is the lodge, providing splendid ancillary accommodation, perfect for a dependent relative (young or old), guests, or a nanny, this is currently utilised as a two bed self contained apartment on the ground floor, with a studio apartment above benefitting from its own private entrance. It would also make a wonderful workspace for those lucky enough to be able to work from home in such enviable surroundings.

Outside the gardens are an absolute delight with several seating areas to take in those superb views. A lawn leads to an area of natural meadow land (just under 0.5 acre) and the property enjoys high levels of privacy creating a wonderfully safe environment for children to play in and is a real haven for wildlife.

There is ample car parking provision on the private gated gravel drive, and additionally there is a detached garage.

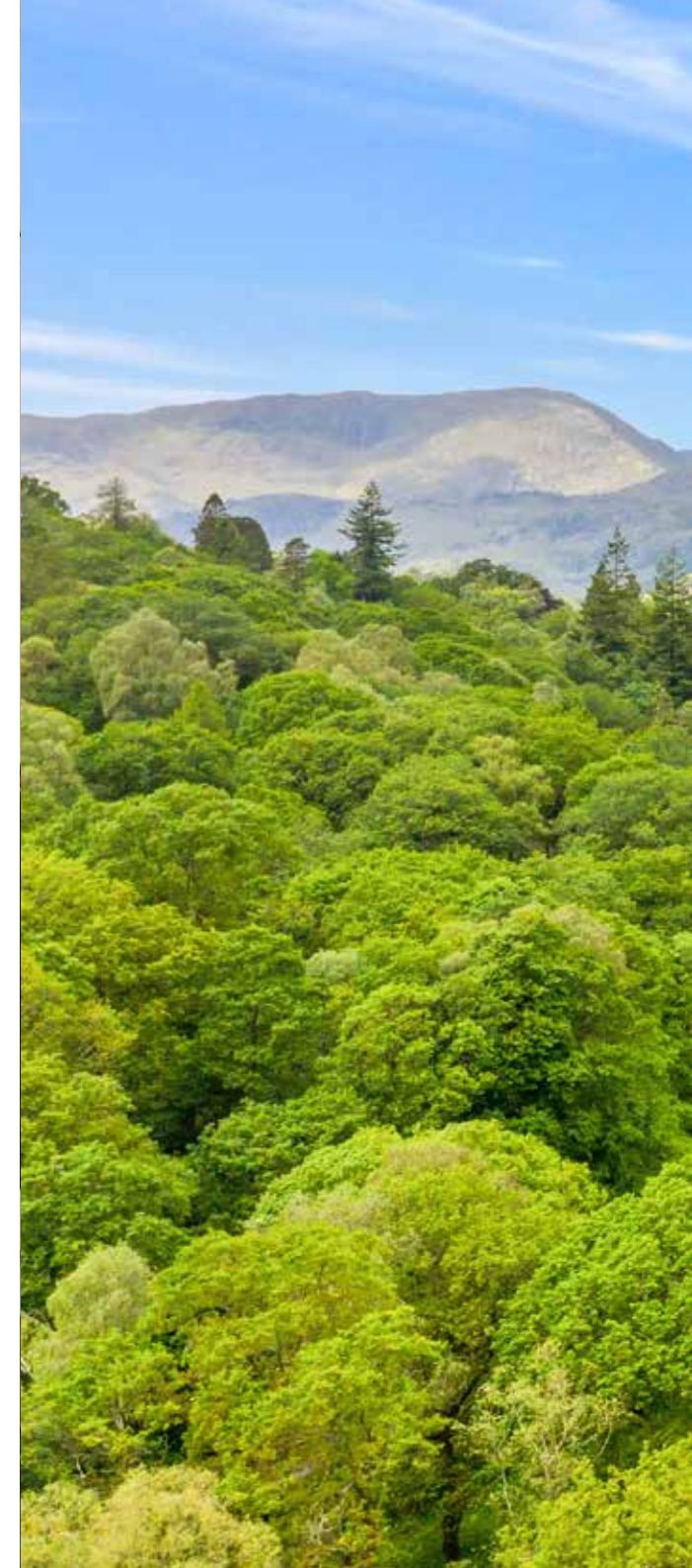
From the doorstep you can walk to Chesters by the River or the Skelwith Bridge Hotel, to Elterwater or into the beautiful Langdale Valley or of course onto any of the amazing fells which are such a feature of this wonderful setting. A truly unique and lovely home equally suited to holiday letting as family living, it is highly recommended for early viewing.



Location

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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 private gated driveway on the left signed Middle Brig Howe. Once through the gates there is ample parking for a number of vehicles on the private gravelled driveway.







The Main House

Specifications

Open Plan Living Space
& Family Kitchen
29' 7" x 28' 4" (9.02m x 8.64m)



Reception Hallway Stylishly elegant and welcoming having plenty of space in which to greet visitors, truly setting the scene for the rest of this beautiful home. Elegant light oak staircase leading to first floor, and under stair cupboard.

Open Plan Living Space and Family Kitchen An exceptional triple aspect area which seamlessly provides distinct sitting, dining and kitchen areas with plenty of space in which to cook, dine and relax with family and friends. Underfloor heating here is a real treat for bare feet!

Sitting Area The ABX woodburner stove is a real focal point to this space, set in front of an eye catching pillar with decorative slate pieces, whilst light streams in from the two Velux above, and glazed double patio doors lead to the garden. A sumptuous space, ideal for those cosy nights in.

Dining Area A dramatic setting in which to dine, fabulously light having mezzanine gallery landing above, exposed timber roof beams and trusses as well as two further Velux, and glazed double patio doors. With plenty of space for family dining or entertaining guests, this is the heartbeat of the house.



The Main House



Specifications

Utility/ Boot Room
9' 3" x 5' 4" (2.82m x 1.63m)

Snug/ Home Office
12' 11" x 8' 9" (3.94m x 2.67m)

Kitchen This well designed kitchen has a range of units with complementary quartz worktops and inset stainless steel sink and a half unit with Frank instantaneous boiling water tap. Siemens integrated appliances include a double oven, fridge freezer and dishwasher, whilst the breakfast island with its Siemens induction 5 ring hob is perfect for informal dining, and boasts additional soft close drawers and cupboard storage. Also having glazed patio doors leading to the paved outdoor seating area.

Utility/ Boot Room This is the perfect area for the removal and storage of muddy boots and wet coats (or accommodating dogs). Having wall and base units with complementary work surface incorporating a circular sink, and having plumbing for an automatic washing machine and provision for a dryer. Discreet storage cupboard and an external door.

Snug/ Home Office Dual aspect with views of the garden and with glimpses of the fells beyond. Perfect for quiet relaxation this lovely room is spacious enough for all, yet maintains that 'cosy' feeling thanks to the stylish wall mounted electric fire.









The Main House Bedrooms

Specifications

Bedroom 1

18' 4" x 11' 7" (5.59m x 3.53m)

Bedroom Suite

13' 10" x 13' 7" (4.22m x 4.14m)
plus 13' x 12' 1" (3.96m x 3.66m)

Bedroom 3

10' 10" x 10' 0" (3.3m x 3.05m)

Bedroom 4

11' 9" x 10' 2" (3.58m x 3.1m)

Bedroom 3 The provision of a ground floor bedroom is increasingly popular, and this spacious double at the front of the property, is one of two on the ground floor of this stunning home.

Bedroom 4 The second of the ground floor bedrooms, this generous double is also located at the front of the property. Being ideal for less able guests, and offering flexibility of single level living.

House Shower Room Stylishly appointed with a three piece suite comprising a generous wash hand basin set above a vanity style drawer unit, a curved shower unit with a luxurious rainfall-style head and a separate handset allowing easy control of the water flow, and a WC. Tiled walls and floor, and a heated ladder style towel rail/radiator.

Mezzanine Gallery Landing

Bedroom 1 A stunning principle bedroom, dual aspect with fell and garden views. Integrated wardrobes make clever use of the sloping space under the eaves.

En Suite Tiled walls and floor with spacious walk in shower unit with a luxurious rainfall-style head and a separate handset, his and hers wash hand basins set above a vanity style drawer unit with LED mirror above. and a WC. There is a heated ladder style towel rail/radiator.

Bedroom Suite Comprising two sleeping areas with separate dressing room space linking them, this adaptable space is situated in the eaves therefore there is some restricted head height in places. Having integrated double wardrobes, one of which has a door to a storage room which houses the hot water cylinder and Worcester gas central heating boiler.

House Bathroom Tiled walls and floor and with 4 piece suite including a stylish freestanding shaped bath, shower unit with a luxurious rainfall-style head and a separate handset, generous wash hand basin in vanity style drawer unit having LED mirror over, and WC. There is a heated ladder style towel rail.



The Lodge



Specifications

Open Plan Living Space
20' 4" x 13' 5" (6.2m x 4.09m)

Kitchen
15' 4" x 8' 11" (4.67m x 2.72m)

Bedroom 1
9' 2" x 8' 4" (2.79m x 2.54m)

Bedroom 2
10' 6" x 5' 6" (3.2m x 1.68m)

Ground Floor Apartment

Open Plan Living Space Enjoying its own private entrance, the stylish and welcoming accommodation includes an immaculate open plan living area simply perfect for relaxing in and putting your feet up after a long day on the fells.

Kitchen The stylish kitchen has been fitted with an attractive range of contemporary wall and base units with quartz work surfaces incorporating an inset sink unit with mixer tap. A breakfast bar provides a relaxed dining space. Integrated Bosch appliances include an induction 4 ring hob with extractor hood over, oven and there is an undercounter Lamona fridge.

Bedroom 1 The double bedroom is bright and airy benefiting from glazed external door to the patio seating area.

Bedroom 2 A cosy single bedroom.

Shower Room Tiled walls and floor and having a modern three piece suite comprising shower, wash hand basin set above a vanity drawer unit, with LED mirror over, and WC. Also having a heated ladder style towel rail/ radiator.









Studio-Style Apartment

Specifications

Open Plan Bed Sitting Room
15' 5" x 9' 10" (4.7m x 3m)



First Floor

Open Plan Bed Sitting Room Approached via external steps, this welcoming bedsitting room is in the apex of the roof and enjoys tree top views to the fells beyond from the three Velux. Including a designated entrance hall space for coats, a double bed and a cosy dining area. Drawer and cupboard units, a clothes hanging space and integrated shelves add up to excellent storage facilities.

Ensuite Shower Room Tiled walls and floor with a three piece suite comprising a shower, wash hand basin set in a two drawer vanity unit, and WC. A cupboard houses the Ideal boiler, and there is a heated ladder style towel rail/radiator.



Important Information

Services:

The property is connected to mains electricity and water. Private drainage to a septic tank. Calor gas central heating to radiators and underfloor heating to the open plan living area.

Council Tax:

Westmorland and Furness District Council - Band F

Tenure:

Freehold

Energy Performance Certificate:

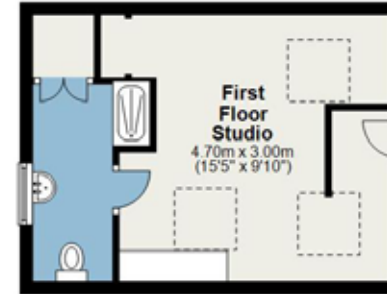
The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words:

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Parking There is a spacious detached garage, with log store to the side, whilst the driveway allows for plenty of turning provision and car parking.

Garden: Enjoying a peaceful and private setting the wrap around garden includes a variety of mature shrubs and trees, area set to lawn and a natural meadow of just under half acre. Having plenty of areas in which to sit and enjoy the tranquil surroundings, there really is something for everyone. This area is a haven for wildlife and is a real delight.



Viewings

Strictly by appointment with Hackney & Leigh
Ambleside Office.

To view contact our office:
Call us on 015394 32800
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