



Chapel Stile

£395,000

11 Thrang Brow, Chapel Stile, Ambleside, LA22 9JN

Situated in the peaceful village of Chapel Stile, 11 Thrang Brow is a spacious 3 bedroomed mid terraced house set over three floors, with picturesque views to the Langdale fells. Whether you want to walk up to the fells, or down to the local pub, this property is close to everything you might need!

Currently running as a successful holiday let, 11 Thrang Brow could be a lucrative source of income, or become your perfect Lake District retreat or permanent residence.

Quick Overview

3 bedroomed terraced house set over 3 floors
Superb views of Langdale Valley and River
Brathay
Lovely location in Chapel Stile
Under built garage with EV charger
Solar panels, battery storage and air source
heating
Close to village amenities
Fantastic holiday let, additional residence or
family home potential
No chain
Parking for up to 2 cars
Superfast Broadband Available



3



1



1



E



Superfast
Broadband
Available



On & Off
Road Parking

Property Reference: AM4200



View from Front Elevation



Living Room



Living Room



Kitchen

Make your way up through the front garden, which is mostly laid to lawn and sheltered by mature hedges, and features a small seating area; a perfect spot to enjoy your morning coffee. The sunny entrance porch welcomes you in to the property. Kick off your muddy walking boots and come and relax in the spacious open plan living room, with lovely views from the large sash window out to the Langdale fells and the River Brathay trickling past. With space for a dining suite, this room provides a great place to entertain guests.

Just off from the living space is the well-appointed kitchen, complete with wood-effect laminate flooring and countertops, cream wall and base units and part-tiled walls. Make use of the multiple top end appliances, including integrated Bosch oven and 4 ring induction hob, with Whirlpool extractor hood over, Bosch under-counter fridge and full dishwasher. Washing the dishes will be a treat for any keen birdwatcher, as the window above inset sink and drainer looks out to the forested area behind the property; always busy with birds!

A charming spiral staircase takes you up to the first floor, which comprises of two bedrooms and the family bathroom. A useful storage cupboard can also be found on the landing, before you come to bedroom one. This large double bedroom enjoys charming views over the tranquil front garden, river, woodland and Langdale fells, from the generous sash window. A large built-in wardrobe with double doors creates lots of extra storage space. Next door, bedroom two is currently a twin bedroom, with the same lovely views as bedroom one, and enjoying plenty of natural light from the large window. The room also includes a built-in storage cupboard.

Lastly on the first floor is the family bathroom, with laminate flooring and partially tiled walls, and looking out to the woods behind the property. The bathroom comprises a p-shaped bath with rainfall shower and additional handheld shower over, pedestal wash hand basin, WC, and chrome heated towel rail. The bathroom cupboard houses an immersion heater & water tank, and would be ideal as an airing cupboard.

Heading back down the spiral staircase, you can access the lower ground floor, and catch a glimpse of the woodland through the window on the way down to the third bedroom and garage. Bedroom 3 currently houses bunk beds, but could be used as a single room, or a home office, with a cupboard for the air source heating system. The large integral garage provides great storage and utility space, houses a Tesla battery, and has space and plumbing for a washing machine. The back door leads out to the rear parking area, with an EV charger, and covered rear porch space, which looks out to the serene woods behind.

Accommodation (with approximate dimensions)

Front Porch

Living/Dining Room 15' 2" x 15' 6" (4.63m x 4.74m)

Kitchen 7' 11" x 9' 3" (2.42m x 2.82m)

Bedroom One 8' 1" x 16' 0" (2.49m x 4.88m)

Bedroom Two 6' 8" x 12' 5" (2.05m x 3.8m)

Family Bathroom

Bedroom Three 4' 10" x 11' 5" (1.5m x 3.5m)

Garage 10' 0" x 18' 1" (3.05m x 5.51m)

Property Information

Tenure Freehold

Business Rates We understand the property to have a rateable value of £4,500 with the amount payable to South Lakeland District Council for 2025/26 being £2,245.50 although the current owners benefit from Small Business Rate Relief against a band D rateable value.

Services The property is connected to mains electricity, water and drainage, and is heated using an air source heat pump. The property also benefits from solar panels to the roof, generating a tariff of £74.37 p/kwh.

Broadband Superfast broadband available - Openreach Network.

Mobile Services Good service with EE, likely service with Vodafone, O2 and Three.

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

Directions This three storey property is located in the picturesque Langdale Valley at Chapel Stile. From Ambleside proceed towards Coniston on the A593, bear right at Skelwith Bridge passing Elterwater and entering Chapel Stile. Pass Wainwrights pub on the left and continue for approximately a quarter of a mile. 11 Thrang Brow can be found on the right. Access to the parking and the garage is from the rear.

What3Words ///anchors.galleries.additives

Viewings Strictly by appointment with Hackney & Leigh.

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).



Bedroom One



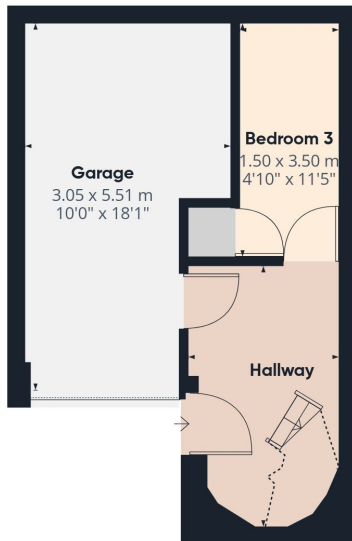
Bedroom Two



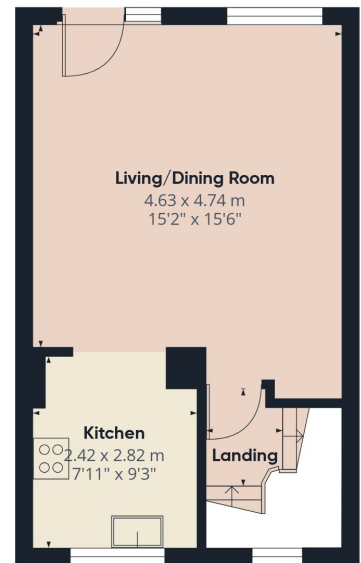
Bedroom Three



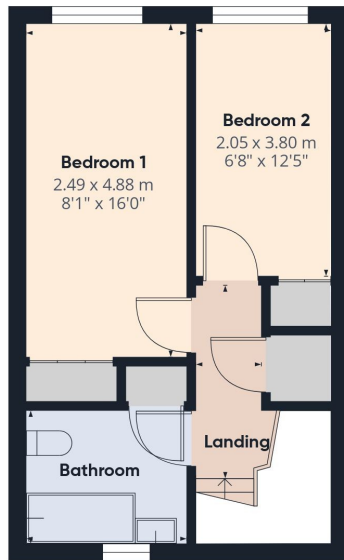
View from Front Elevation



Lower Ground Floor



Ground Floor



First Floor

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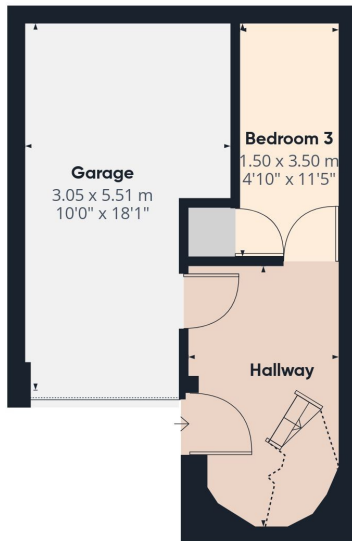
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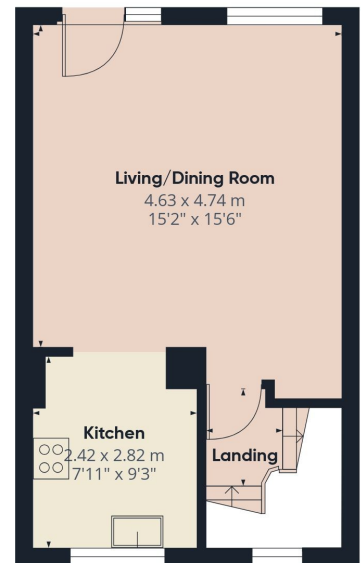
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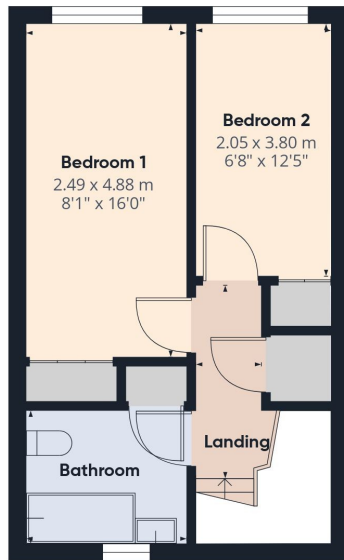
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