



Ambleside

£415,000

3 Oaks Field, Ambleside, LA22 9EJ

3 Oaks Field is a two bedroomed semi-detached bungalow, tucked away in a peaceful cul-de-sac near the bustling centre of Ambleside, and conveniently located for the University of Cumbria campus.

The property boasts multiple possibilities such as a family or second home, ideally positioned holiday let, or perfect long-term letting opportunity or student accommodation.

Quick Overview

- 2 bedroom semi-detached bungalow
- Quiet cul-de-sac location
- Private back garden
- Access to Lake District walks
- Good history with long-term letting
- Close to local shops and amenities
- Perfect potential as a home, second home or holiday let
- Garage & driveway parking for up to 3 cars
- No chain
- Ultrafast Broadband available



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Ultrafast
Broadband
Available



Driveway Parking
& Garage

Property Reference: AM4207



Entrance Porch



Kitchen



Living Room



Living Room

The front garden screens the property from the road, and when in full bloom, the garden boasts a selection of mature camelia, azalea and rhododendron plants. Upon entering the property via the front entrance hall, there is plenty of space for outdoor clothing and walking poles, and access to the kitchen and living room. The well-appointed kitchen has wood-effect laminate flooring and is fitted throughout with wall and base units having laminate work surfaces. It is fully equipped with a large fridge freezer, integrated Beko dishwasher, Beko washing machine, and Hotpoint oven with four ring induction hob. The window above the stainless steel sink and drainer overlooks the driveway, and the rear door allows access out to the to the back garden.

The spacious living room enjoys a large window to allow for plenty of natural light, and a view over the neat back garden. With a feature fireplace, and room to accommodate dining furniture with ease, the room provides a comfortable and functional space to relax, in the heart of the home.

Down the corridor, bedroom one is a large double bedroom which benefits from a view over the front garden, surely a lovely sight when the spring flowers come into bloom! Just next door, bedroom two is also a double room, with potential to become a home office, and enjoys the same view to the front of the property. In addition to the two bedrooms, there is large attic space which can be accessed through a hatch in the small corridor, with a pull-down ladder, with the possibility of extension (subject to appropriate planning permission).

The part-tiled family bathroom is lovely and bright thanks to the decent-sized window, and includes a bath with shower over, pedestal wash hand basin, WC and chrome heated towel rail, as well as a large airing cupboard. The flow-thru gas boiler provides unlimited hot water.

The back garden can be accessed through a wooden gate at the side of the house, or through the kitchen door. The tidy garden is fenced off, creating plenty of privacy, and provides the perfect space to enjoy al fresco dining in the warmer months. To the side of the house, the garage is big enough to fit a car if needed, but could also be used as a workshop or storage for outdoor equipment. The driveway has space to accommodate 2, possibly up to 3 cars.

This versatile property provides a perfect opportunity for first time buyers, families who wish to move to the Lake District, or investors looking for a long-term letting opportunity.

Accommodation (with approximate dimensions)

Entrance Entrance Hall

Kitchen 9' 11" x 7' 1" (3.01m x 2.17m)

Living Room 19' 1" x 11' 5" (5.81m x 3.49m)

Bedroom One 10' 11" x 10' 7" (3.32m x 3.22m)

Bedroom Two 12' 7" x 8' 3" (3.83m x 2.51m)

Bathroom

Garage 16' 11" x 8' 9" (5.15m x 2.67m)

Property Information

Tenure Freehold

Council Tax Council Tax Band D - South Lakeland District Council

Services The property is connected to mains electricity, water and drainage, and has gas central heating. The garage is also connected to the mains electricity.

Broadband Ultrafast Broadband available - Openreach and Fibrus networks.

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

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

Directions From the centre of Ambleside proceed north towards Rydal and turn right at the mini roundabout onto the Kirkstone road. Continue a short distance on this road and after passing the Kirkstone Foot turn immediately right into Oaks Field. Taking the first left into a short cul-de-sac, 3 Oaks Field is a short distance along on the left hand side. There is a very pretty short cut alternative on foot more directly into the village centre via Peggy Hill.

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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 £60.00 (inc. VAT) per individual or £50.00 (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



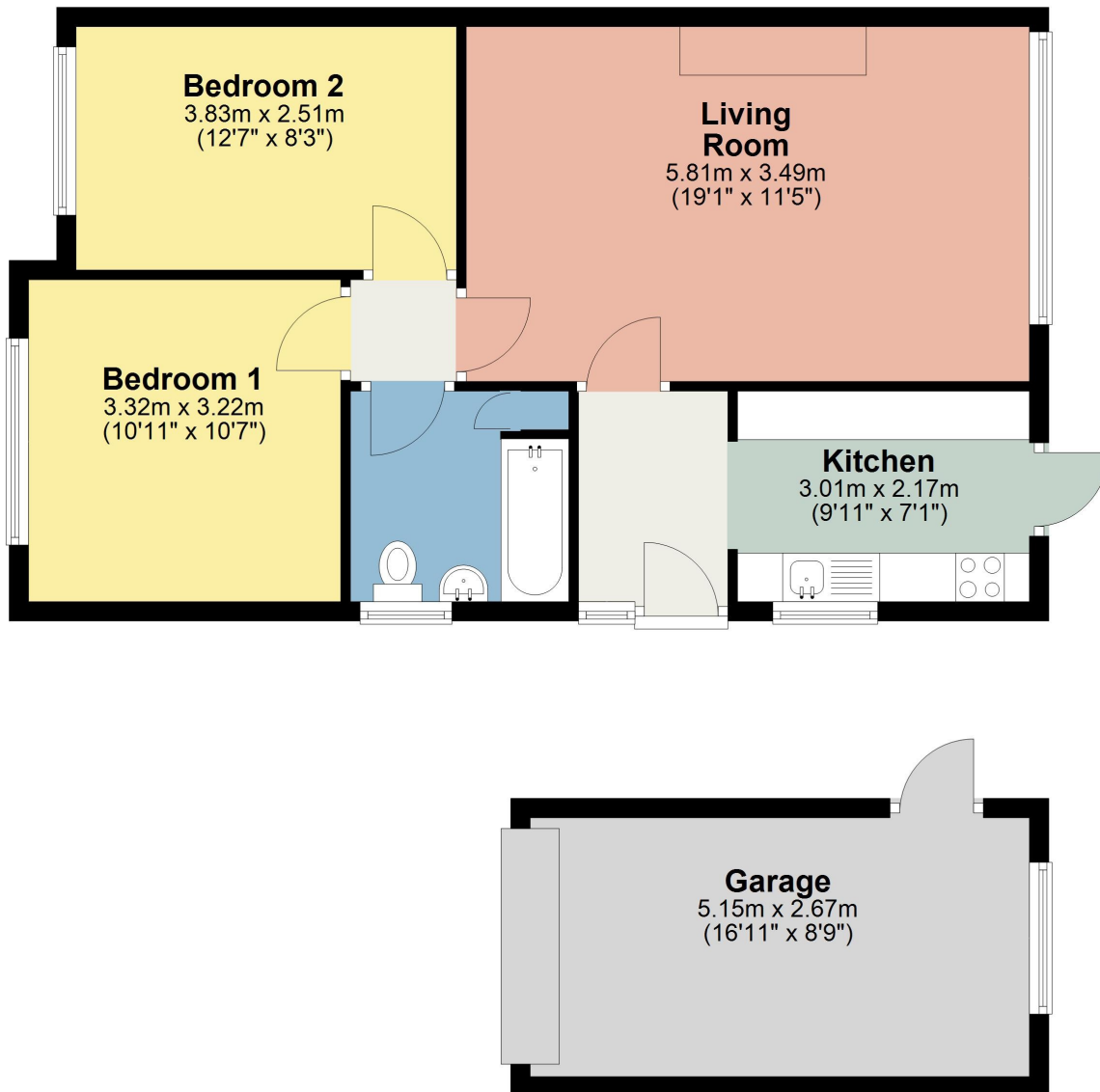
Garage



Rear Garden

Ground Floor

Approx. 72.5 sq. metres (780.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

3 Oaks Field, Ambleside

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