



## Ambleside

£450,000

3 Tweenways, Wansfell Road, Ambleside, Cumbria, LA22 0EG

Located in the picturesque village of Ambleside, Tweenways is a lovely 3 bedroom mid terrace property set out over three floors, excellently positioned with fabulous fell views, easy access to the village amenities as well as the surrounding fells, villages and lakes. With this stunning location you are spoilt for choice for days out in the Lake District.

### Quick Overview

Fantastic location near central Ambleside

Mid terraced property

Stunning fell views

Lake District walks from the doorstep

Three double bedrooms

Useful rear storage porch

Spacious open plan living/dining and kitchen room

Perfect as a home, second home or holiday let

Private parking

Ultrafast Broadband available



3



2



1



C



Ultrafast  
Broadband  
Available



Private  
Parking

Property Reference: AM4191



Front Elevation

From the attractive duck egg blue front door with porch over you step into the entrance hall with lovely square patterned floor tiles and built in cloakroom for coats and shoes.

From here you move into the dual aspect open plan living, dining and kitchen area with a large bay window to the front elevation with wooden blinds. The lounge area has a wall mounted gas fire, wood effect flooring and plenty of space for sofas and a coffee table. Moving towards the kitchen area there is a wooden breakfast bar for dining with plenty of seating space.. The kitchen comprises of a range of wall and base units, with built in gas 5 ring hob with extractor above, Neff microwave, oven and warming drawer and Hisense double American style fridge freezer with storage above. The one and a half Belfast sink is positioned in front of the window with views of Fairfield Horseshoe to distract you from the washing up!



Open Plan Living Room/Kitchen

From the entrance hall stairs lead up to the first floor landing which has a Velux window to bathe the area in natural light. Bedroom 3 is at the rear of the property and is dual aspect with fantastic fell views including the majestic Wansfell. It is a double room with wood effect flooring, William Morris wallpaper and decorative fireplace, built in wardrobe and radiator. Bedroom 2 is also a double room with a window over the front elevation, William Morris decorative fireplace, radiator and walk in wardrobe.

The bathroom has a velux for natural light, floor and wall tiling, sink with storage underneath, WC, heated towel rail and under floor heating. There is a bath with shower over and a handrail.



Living Room

From the ground floor, stairs lead you down to the lower ground floor landing with radiator and useful coat hooks. From here you will come to the utility room with a laminate work surface, base and wall units, part tiled and plumbing for washing machine and tumble dryer.

Next to this is a bathroom with a luxurious Pegasus jacuzzi bath with rainfall shower over, Roca sink with worksurface, storage beneath and LED mirror above, Duravit WC, tiled wall and flooring, underfloor heating and heated towel rail.

Along the hallway, which has light wood effect flooring, there is a useful storage cupboard with shelving. The hall leads you to Bedroom 1, a king sized room with a built in wardrobe that runs the full length of the wall.

From this bedroom there is a door leading out to the rear porch. This is a really useful space with shelving and lots of room to store items such as bikes, walking shoes and rucksacks ready for those outdoor adventures. This store area has an external door which opens onto the private path, with space for plant pots along the side, that leads out to the two parking spaces for the property. There is a 'private parking' sign and lights on the side wall which also belongs to the property.



Kitchen

## Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Living Room/Kitchen 24' 3" x 12' 2" (7.40m x 3.70m)

Bedroom 2 7' 0" x 12' 2" (2.13m x 3.70m)

Bedroom 3 7' 7" x 12' 2" (2.30m x 3.70m)

First Floor Bathroom

Bedroom 1 11' 10" x 12' 2" (3.60m x 3.70m)

Lower Ground Floor Bathroom

Utility

Rear Porch 5' 3" x 12' 2" (1.6m x 3.70m)

## Property Information

Tenure Freehold

Flying Freehold: corner bedroom of neighbouring 2 Tweenways is above the entrance hall.

Council tax Council Tax Band D – Westmorland and Furness Council

Services The property is connected to mains water, drainage, gas and electricity. Gas central heating to radiators

Broadband Ultrafast Broadband available - Fibrus and Openreach Networks

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

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

Directions 3 Tweenways is conveniently located within a short distance of the town centre and amenities. 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 approximately 100 yards along on the right hand side is a turning into a short private lane which gives access to the allocated car parking area

What3Words ///cling.orders.pizzeria

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 £42.67 (incl. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom 1



Bedroom 2

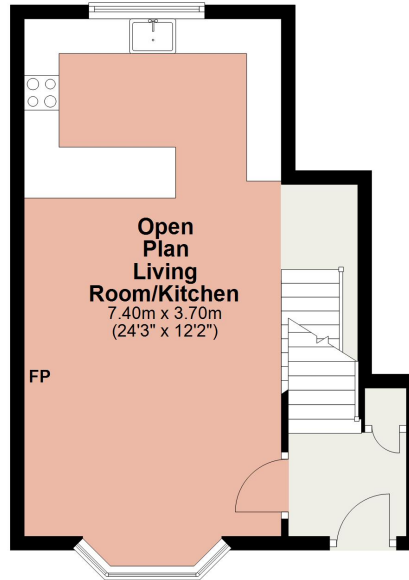


Bedroom 3

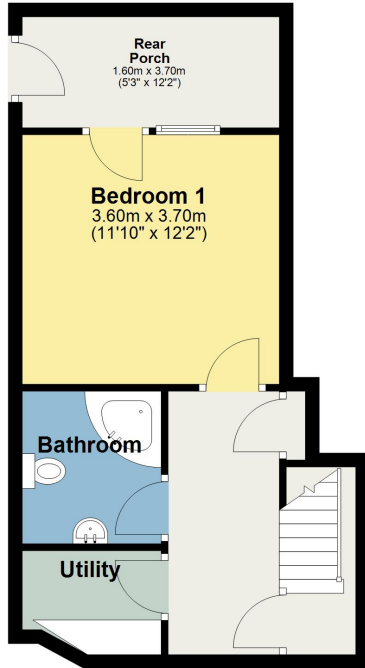


Fell Views

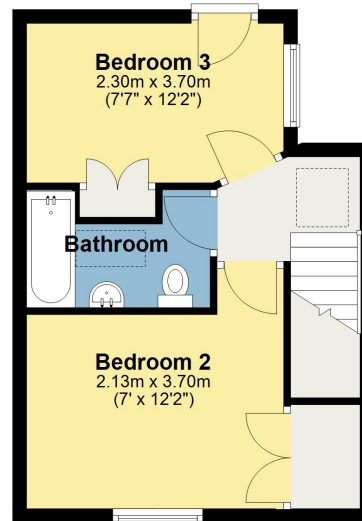
**Ground Floor**  
Approx. 34.7 sq. metres (373.7 sq. feet)



**Lower Ground Floor**  
Approx. 37.2 sq. metres (400.5 sq. feet)



**First Floor**  
Approx. 30.2 sq. metres (325.6 sq. feet)



Total area: approx. 102.2 sq. metres (1099.8 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.

**Tweenways 3 Wansfell Road, Ambleside**

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