

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 2 Croft Cottage

Ambleside, LA22 9LE

Offers In The Region Of £695,000



3



3



2



# 2 Croft Cottage

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*Nestled off a driveway in a peaceful courtyard, Croft Cottage & Croft Studio offer single-level living with modern comfort and timeless country charm. Currently utilised as a successful holiday let, exposed beams, clean contemporary finishes, and bright open interiors create a warm, inviting feel throughout. The studio features an open-plan lounge, modern kitchen, bedroom space and bathroom, while the cottage provides a spacious lounge, well-equipped kitchen-diner, guest WC, and two ensuite bedrooms. Both properties are thoughtfully designed for easy access, blending cottage character with stylish modern living. Both properties benefit from shared garden access to the River Brathay and Car Port.*

Tucked away up a private driveway and into a peaceful courtyard, these beautifully presented properties - 2 Croft Cottage and Croft Studio - sit side by side, both on one easy-access level, combining timeless country character with a clean, contemporary style.

Entering 2 Croft Cottage, you're welcomed into a bright and spacious area with the lounge to the left, with the property featuring exposed beams and a warm, homely feel. From here, the space flows naturally into the large, modern kitchen and dining area, perfectly suited for relaxed family meals or entertaining guests. A convenient guest WC sits just off the kitchen. The hallway leads to two comfortable bedrooms, each featuring its own private ensuite shower room, offering a touch of luxury and practicality.

Across the courtyard, Croft Studio offers a cosy yet stylish retreat. The open-plan layout features a comfortable lounge with exposed beams and plenty of natural light, leading into a compact, well-equipped modern kitchen. The adjoining bedroom area continues the calm, cottage feel, while a smart, contemporary bathroom with bath, toilet, and basin completes the space.

Together, these charming spaces perfectly balance rustic warmth with modern comfort, offering light-filled interiors, quality finishes, and easy single-level living in a peaceful countryside setting.

## Cottage

### Lounge

16'4" x 11'5" (5.00 x 3.50)

### Kitchen

18'0" (13'1") x 13'9" (5.50 (4.0) x 4.20)

### Inner Hall

extends to 16'4" (extends to 5.0)

### Bedroom One

12'5" x 12'9" (3.80 x 3.90)

### EnSuite to Bedroom One

8'2" (2.50)

### Bedroom Two

9'10" x 11'1" (3.0 x 3.40)

### EnSuite to Bedroom Two

8'2" (2.50)

## Studio

### Lounge Area

14'1" x 11'5" (4.30 x 3.50)

### Kitchen Area

6'10" x 5'10" (2.10 x 1.80)

### Bedroom Area

13'1" x 12'1" (4.0 x 3.70)

### Bathroom

5'6" x 6'10" (1.70 x 2.10)

### Car Port

14'5" x 9'2" (4.40 x 2.80)



- Two Cottages Currently as Holiday Lets
- Croft Cottage features a spacious lounge and modern kitchen-diner
- Located near the heart of Ambleside, a vibrant Lake District village
  - Shared Garden Access to River Brathay
  - Studio EPC - C

- Peaceful Courtyard setting accessed via a Shared Driveway
- All on one easy-access level, perfect for relaxed countryside living.
  - Car Port Included
  - Cottage EPC - D
  - Council Tax - Business Rate's



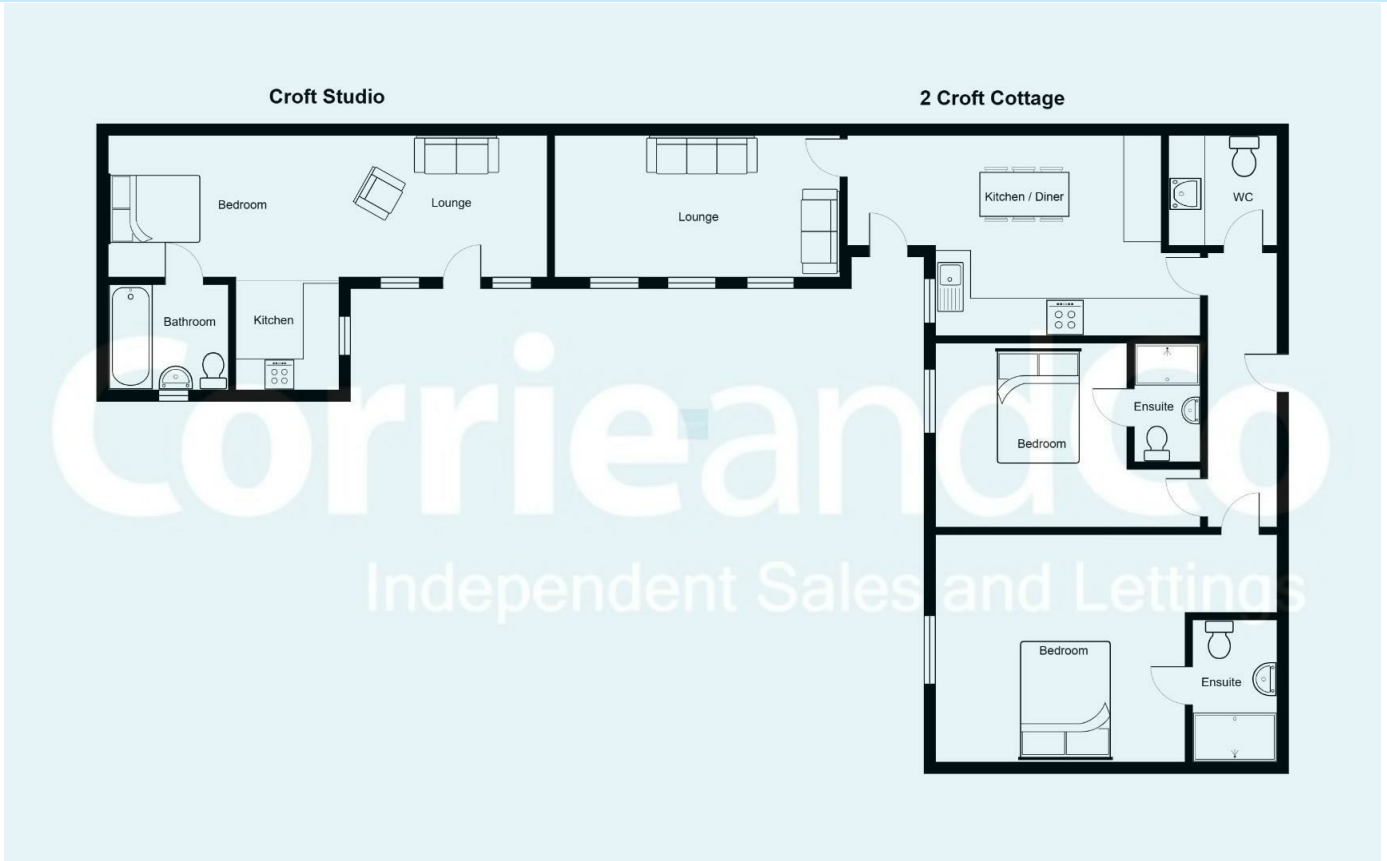
## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	