MATTHEWS BENJAMIN

North Syke

North Road, Ambleside, LA22 9DT

Guide Price £485,000

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A delightful, Grade 2 listed traditional stone built Lakeland cottage dating back to 1741 set in a central yet secluded position. A deceptively spacious property with two double bedrooms, two bathrooms, a generously proportioned living room, good sized kitchen diner and versatile sun room/occasional third bedroom.

A quirky property with attractive character features, tastefully updated with modern quality bathrooms and kitchen. The property benefits from a small courtyard/patio area and sunny west facing aspect towards Loughrigg. The cottage would be equally suitable as a main residence or as a holiday let. The property has recently gone onto the holiday market with Let me stay with a projection of £40,000 and £60,000 pa. All forward bookings and contents are included other than personal items.

North Syke is centrally located in the older part of Ambleside, tucked away just off North Road, conveniently placed for all village amenities including cafes, restaurants, pubs, cinema and Post Office etc. There is also an abundance of fell and country walks from the doorstep.

Accommodation

Glazed front door leading to vestibule with carpet flooring, oak bench ideal for removing muddy boots,

leading through to:

Sitting Room/Dining Room

A light well proportioned attractive room with feature open fire on a tiled surround and slate hearth. The living room is carpeted throughout and has original exposed oak beams. TV point, useful understair cupboard and open staircase.
Leading through to:

Dining Kitchen

Light and airy dual aspect room with a selection of modern bespoke base units with Silestone worktops, upstands and window sill. 1.5 Franke stainless steel sink unit, integrated fridge and plumbing for washing machine. Single electric AGA available by separate negotiation. Tiled floor, vertical radiator. Cupboard concealing a Vaillant

gas boiler.
Leading through to:

Sun Room

Attractive room with exposed beams and vaulted ceiling, window seat providing useful storage facility and rear door. Heated tiled floor. Useful occasional third bedroom.

Leading to:

Shower Room

A lovely modern shower room comprising of shower, WC, washbasin with vanity unit, heated towel rail, fully tiled wall and heated tiled flooring.

First Floor

Landing with loft hatch.

Bedroom One

Attractive double aspect room with feature bay window with views over to Loughrigg and Todd Cragg. Built in cupboard and carpeted flooring.

Bedroom Two

Double room with feature bay window, built in wardrobe and drawers into the eaves, exposed beams and views towards Loughrigg.

Bathroom

A modern white three piece suite comprising of WC, panelled bath with Grohe shower over, vanity wash hand basin, heated towel rail, mirrored wall cabinet, fully tiled walls and heated flooring. Velux window.

Outside

The property is approached by a private courtyard (which is included in the North Syke ownership) and patio which has a delightful west facing aspect. With a small patio/garden area providing a low maintenance garden, plus an external tap. Please note that there are rights of access to two garages and a small studio apartment at the end of North Syke's yard. There are no permanent parking spaces in the yard area, however there is potential to create a parking space next to the cottage.

Directions

From the centre of the village, at the Market Cross, turn left into North Road, proceed 100m up the road and turn left just before the brow of the hill towards Gibson's Yard. Turn right through the gated archway and the property is on the right.

What3Words: ///overlaps.best.bath

Services

All mains services are connected. Gas central heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax

Westmorland and Furness Council – band D.

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk.

Loughrigg Villa, Kelsick Road, Ambleside LA22 0BZ
T 015394 32220
e sales@matthewsbenjamin.co.uk

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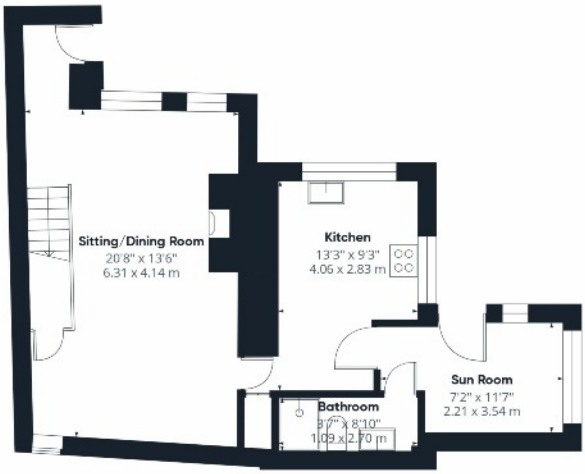
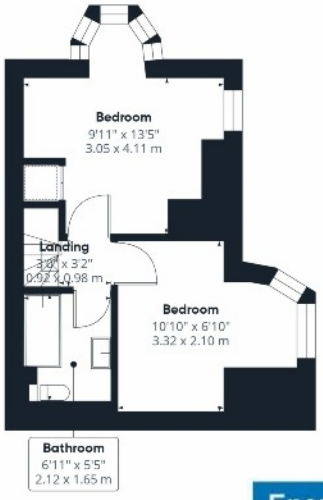


Floor 0



Floor 1

Approximate total area(1)

781 ft²

72.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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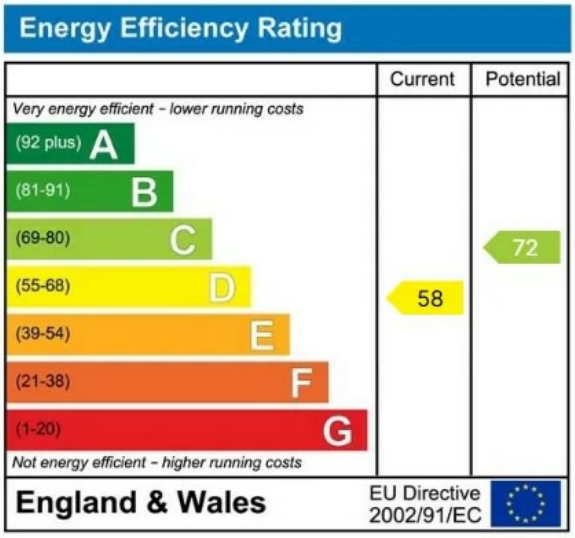

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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