

1 Loughrigg Avenue, Ambleside

£575,000

Your Local Estate Agents ThomsonHaytonWinkley



1 Loughrigg Avenue

Ambleside

Set within a well established residential area of Ambleside, this extended semi detached home enjoys a peaceful yet highly convenient position in the heart of the Lake District National Park. The property is within easy reach of the village centre, with its excellent range of shops, cafes and restaurants, while also being perfectly placed for access to scenic walks straight from the doorstep, including the surrounding fells and nearby Loughrigg. The area is known for its strong sense of community, with neighbouring properties being long standing owner occupiers.

The main house opens into an entrance hall leading through to a comfortable sitting room to the front aspect. A fitted kitchen sits to the rear, flowing through into a bright sunroom which provides an additional reception or storage space. The layout also includes a dining area, creating a practical and sociable ground floor.

Upstairs, there are three bedrooms. The principal bedroom benefits from an en suite shower room and fitted wardrobes. The remaining bedrooms are served by a family bathroom, with a separate WC adding further convenience.

The annex offers excellent flexibility and can be used for multi generational living, guest accommodation or potential income. It has its own private access to the front, as well as an interconnecting door from the main house. The space includes a kitchen, a lounge, an additional room suitable for a variety of uses, and a bedroom with an en suite shower room.

Externally, the property has a garden to the front and an enclosed rear garden with a patio and lawned area. A driveway provides off road parking for two vehicles and leads to a garage.

- Semi detached home with a self contained annex
- Fitted kitchen to the main house with access through to a bright sunroom
- Comfortable sitting room to the front providing a cosy and well proportioned living space
- Separate dining room ideal for family meals and entertaining
- Three bedrooms to the main house, with the master bedroom benefiting from an en suite shower room
- Family bathroom serving the main house with a separate WC for added practicality
- Enclosed rear garden with a patio and lawned area
- Driveway parking for two vehicles and a garage
- Private front access to the annex, in addition to an interconnecting door from the main house
- Well established residential location in Ambleside and easy access to local amenities and surrounding fells

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G









KITCHEN
16′ 9″ x 9′ 9″ (5.10m x 2.98m)

STORE ROOM
7′ 2″ x 5′ 2″ (2.19m x 1.57m)

LIVING ROOM
15′ 5″ x 12′ 7″ (4.70m x 3.84m)

DINING ROOM
12′ 8″ x 10′ 4″ (3.86m x 3.15m)

SUNROOM
11′ 2″ x 8′ 11″ (3.40m x 2.73m)

BEDROOM
11′ 9″ x 13′ 9″ (3.59m x 4.19m)

SHOWER ROOM
6′ 2″ x 3′ 3″ (1.88m x 0.99m)

BEDROOM
10′ 0″ x 9′ 6″ (3.05m x 2.90m)

BEDROOM
12′ 8″ x 10′ 0″ (3.85m x 3.04m)

BATHROOM
6′ 6″ x 4′ 8″ (1.97m x 1.41m)

WC
5′ 3″ x 2′ 7″ (1.59m x 0.79m)

GARAGE
15′ 9″ x 10′ 8″ (4.80m x 3.25m)

ANNEX

KITCHEN
13′ 4″ x 10′ 3″ (4.06m x 3.13m)

LIVING ROOM
15′ 5″ x 11′ 11″ (4.70m x 3.64m)

WC
5′ 5″ x 2′ 6″ (1.64m x 0.75m)

BEDROOM
12′ 6″ x 11′ 11″ (3.81m x 3.62m)

OFFICE / STUDY
13′ 2″ x 9′ 0″ (4.01m x 2.75m)

ATTIC
16′ 0″ x 5′ 8″ (4.87m x 1.73m)

SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

IDENTIFICATION CHECKS
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





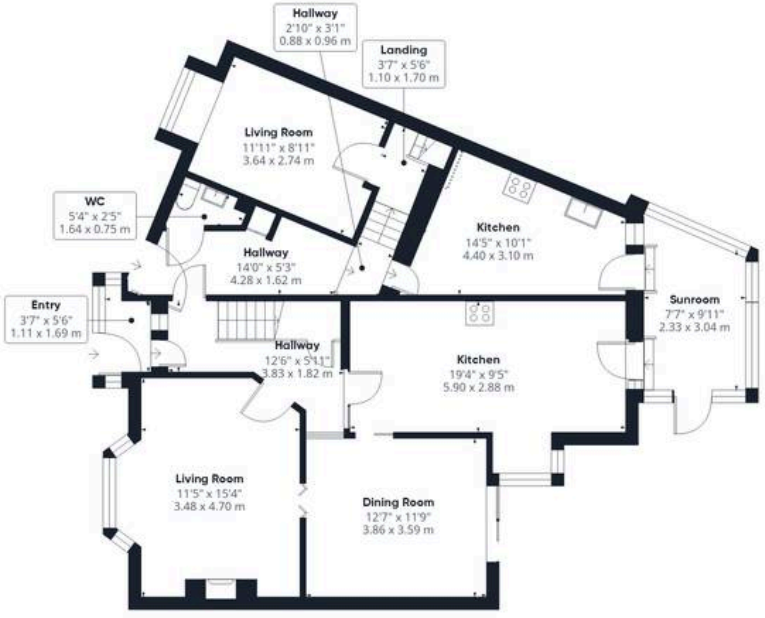








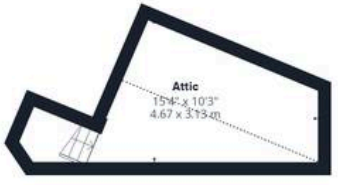
Ground Floor



Floor 1



Floor 2



Floor 3

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Approximate total area(1)

2246 ft²

208.6 m²

Reduced headroom

170 ft²

15.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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