



Ambleside

£450,000

3 Swiss Villas, Ambleside, LA22 9AE

Tucked away in an elevated position in the heart of beautiful Ambleside, 3 Swiss Villas is an attractive four-bedroom mid-terrace Lakeland stone property arranged over three floors.

Enjoying fantastic views across the village towards the surrounding fells, the property offers a wonderful opportunity to embrace the quintessential Lake District lifestyle, with fell and countryside walks accessible directly from the doorstep and the many amenities of Ambleside within easy reach.

Quick Overview

Attractive Lakeland stone mid-terrace property

Prime elevated position in the heart of
Ambleside

Four bedroom mid terrace arranged over three
floors

Stunning panoramic views towards the
surrounding fells

Walks from the doorstep and village amenities
close by

Pretty enclosed rear courtyard

Potential to create additional accommodation
from the cellar

Perfect home, second home or holiday let

No Chain

Ultrafast broadband available

Property Reference: AM4223



4



1



2



D



Ultrafast
Broadband
Available



On Road
Parking



Rear Courtyard



Living Room



Kitchen



Dining Room

The property is approached through an attractive part-glazed entrance door, opening into an entrance hallway. The living room is positioned to the front of the property and enjoys lovely fell views through its windows. A log-burning stove sits on a stone hearth with a stone mantel surround, creating a warm and inviting focal point.

The dining room has a charming farmhouse character, featuring a large fireplace alcove with an original cast iron wood-burning stove and traditional red-tiled flooring. A rear-facing window provides natural light and benefits from a deep sill, while two generous storage cupboards with fitted shelving offer useful household storage.

The kitchen continues the traditional feel, with red-tiled flooring, tiled walls and a composite sink with drainer, complemented by a range of fitted wall and base units. Integrated appliances include a Neff four-ring gas hob and electric oven, together with a fridge. A rear-facing window provides plenty of natural light. A door from the kitchen leads down to the cellar, which offers excellent potential for renovation and could provide valuable additional living or ancillary accommodation.

Stairs rise from the entrance hall to a half landing, where there is a shower room. Finished with tiled walls and flooring, the room includes a large walk-in shower, WC, wash hand basin with vanity unit and heated towel rail. An obscure-glazed rear window with a deep sill provides natural light and privacy.

A further short flight of stairs leads to the first-floor accommodation. Bedroom one is a particularly spacious double room with a front-facing window enjoying attractive views towards the fells. An elegant decorative fireplace with ornate wooden mantel adds character and charm.

Bedroom three is another comfortable double bedroom, featuring a decorative fireplace and a window overlooking the rear of the property.

Stairs continue to the second-floor landing, where a Velux roof window floods the space with natural light. Bedroom two is a double bedroom, currently arranged as a twin, with a front-facing window providing superb panoramic views across the surrounding fells. There is some restricted head height within the eaves.

Bedroom four is a charming single bedroom tucked into the eaves, again with some restricted head height. A Velux window allows natural light to fill the room.

Outside, the property enjoys a delightful rear courtyard enclosed by traditional stone walls. A rear gate opens onto a pathway leading towards Millans Park, providing convenient access to the village and surrounding walks.

The courtyard also gives access to a useful outside WC with wash hand basin and an external tap. The Worcester boiler is housed here, while a separate outside store provides plumbing for a washing machine and space for a freezer. Beyond the property is a small communal garden, which is maintained by the residents and provides an attractive shared outdoor space.

On-road parking is available, with residents eligible to apply for two complimentary parking permits.

Accommodation (with approximate dimensions)

Entrance Hall

Living Room 11' 2" x 11' 6" (3.41m x 3.52m)

Dining Room 10' 6" x 12' 0" (3.21m x 3.67m)

Kitchen 6' 5" x 7' 2" (1.97m x 2.19m)

Cellar 14' 8" x 10' 0" (4.49m x 3.05m)

First Floor Landing

Bedroom One 14' 9" x 11' 7" (4.50m x 3.54m)

Bedroom Three 8' 9" x 11' 10" (2.69m x 3.63m)

Shower Room

Second Floor Landing

Bedroom Two 14' 9" x 11' 4" (4.51m x 3.47m)

Bedroom Four 8' 8" x 12' 2" (2.66m x 3.71m)

Outside WC and Store Room

Property Information

Tenure Freehold

Business Rates We understand the property to have a rateable value of £2,650 with the amount payable to Westmorland and Furness Council being £1,322.35. Small Business Rate Relief may also be available

Services The property is connected to mains water, drainage, gas and electricity and benefits from gas central heating

Broadband Ultrafast Broadband available - Openreach network

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

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

Directions On entering the one way system through Ambleside from the south (ie from the direction of Windermere and the lake) travel along Rothay Road, bearing left around the miniature golf course and following the road then around onto Compston Road. Take the next left then immediate left onto Vicarage Road, Property is elevated above the road on the right hand side very soon afterwards. Parking is on this or surrounding roads.

What3Words ///bravo.lunching.period



Bedroom One



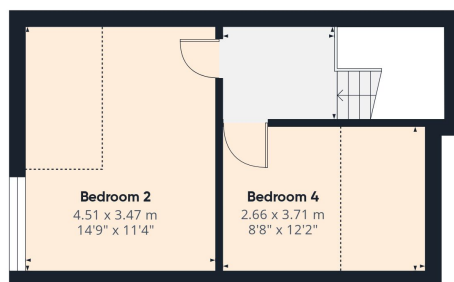
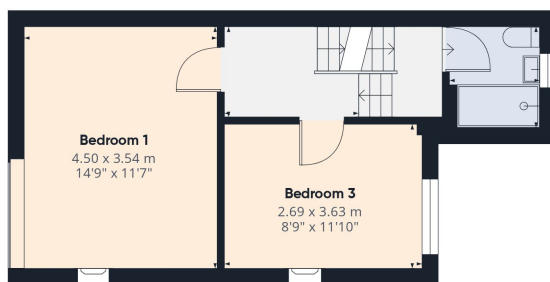
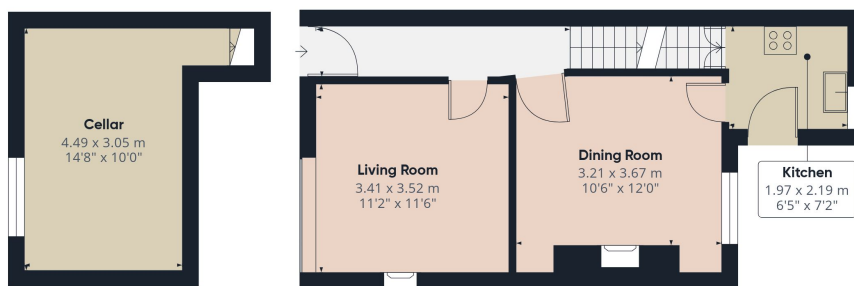
Bedroom Two



Bedroom Three



Views from Bedroom Two



Approximate total area^m

113.6 m²
1225 ft²

Reduced headroom

7.6 m²
82 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

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).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/09/2026.

Request a Viewing Online or Call 015394 32800