



Little Bethel

2 Fir Tree Bank, Ambleside, Cumbria, LA22 9DZ

Guide Price £375,000

Little Bethel

2 Fir Tree Bank

Little Bethel is one of three delightful cottage style apartments which have been totally transformed, modernised and refurbished around 12 years ago. The end result is one of the finest apartments developments within the village. The property boasts excellent combination of high specification/quality modern fittings, with original character features including Bosch appliances, oak floors and doors, slate sills and exposed stone walls and oak beams. Ideally positioned just out of the town centre, the property is extremely well presented and offers two bedroom accommodation with open plan kitchen/lounge which enjoys attractive views towards Loughrigg.

Presently operating as a highly successful and well established holiday letting property generating an annual income of circa £22,000 pa. With scope to increase as the owners use numerous weeks themselves. Being sold as a going concern with the majority of contents with the exception of a few personal items.

Little Bethel, 2 Fir Tree Bank is situated on Kirkstone Road. The centre of the village is a short walk via North Road. The apartment is close to a wide variety of village amenities including shops, restaurants, post office etc. With endless fell and country walks from the door step.



Accommodation

Private Entrance leading to:

Open plan living kitchen

A superb photogenic dual aspect room with oak floor, slate window seat giving terrific views towards Loughrigg. Multi fuel stove sat on slate hearth. Exposed stone walls and beams.



Kitchen area

A lovely selection of contemporary wall and base units, with granite work top and upstands. Integrated appliances include fridge freezer, four ring gas Bosch hob, electric Bosch oven, Bosch washer dryer and dishwasher. Belfast sink with mixer tap, extractor, concealed Vaillant boiler and part wall tiled.



Bedroom One

Double room with exposed oak lintels. Oak floor.



Bedroom Two

Double room currently used as a dressing room. Feature exposed Lakeland stone wall, built in wardrobes with oak doors and slate window sill. Oak floor.



Bathroom

Three piece luxury suite comprising of panelled bath with shower over, WC, wash hand basin and with extractor. Electric shaver point and heated towel rail. Illuminated mirror. Part slate wall tiled.

Outside

Small area to the side of porch.

Tenure

1/3 Share of Freehold. Vacant possession on completion. There is an annual maintenance fee of £900 which goes towards the building insurance and exterior painting.

Services

All mains services connected. Gas central heating. HIVE.

Rateable Value

Current rateable value £1,700

Directions

From the centre of the village head north past the Bridge House on Rydal Road and turn immediately right at the mini roundabout onto the road signposted Kirkstone. Continue up this road bearing to the left and 2 Fir Tree Bank is on the left hand side.

What3words ///steep.throats.flexibly

Broadband

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website available.

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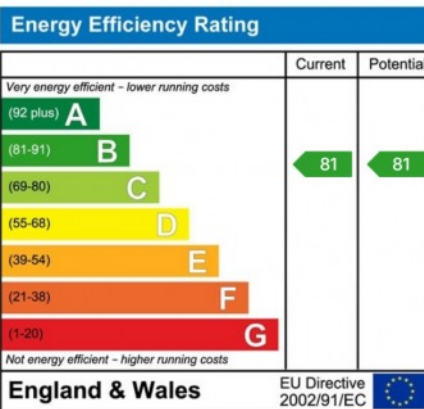
Approximate total area⁽¹⁾

547 ft²
50.8 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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