



## Ambleside

£450,000

Ghyll View, 26 The Falls, Ambleside, Cumbria, LA22 0QT

Converted from a former stone-built mill in the 1980s, Ghyll View enjoys a truly enchanting setting above the babbling Stock Ghyll and adjoining woodland. This attractive three-bedroom end-terraced property is just a short stroll from the centre of Ambleside, with its excellent selection of independent shops, cafés, restaurants and amenities.

With an abundance of Lakeland walks on the doorstep and easy access to the surrounding villages, fells and lakes, Ghyll View offers an excellent opportunity to enjoy a slice of Lake District living in a wonderfully peaceful setting.

### Quick Overview

Wonderful Lakeland setting

Three bedroom end terrace property

Short stroll into Ambleside

Well proportioned accommodation

Views over Stock Ghyll

Lakeland walks straight from the doorstep

No chain

Perfect as a second home or holiday let

Covered allocated parking

Ultrafast Broadband available

Property Reference: AM4216



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Ultrafast  
Broadband  
Available



Covered  
Allocated Parking



Views from the property



Living/Dining Room



Dining Area



Kitchen

Approached via steps to the side of the property, a covered veranda with wooden railing and tiled flooring provides a practical entrance space, ideal for muddy boots after a day exploring the fells. A partly glazed front door opens into the first-floor accommodation, where the elevated position makes the most of the beautiful surroundings.

The generously proportioned living/dining room is a particularly appealing space, featuring patio doors opening onto a covered balcony with space for a small table and chairs. This provides a lovely spot to sit and enjoy the tranquil setting, overlooking Stock Ghyll and the surrounding woodland. A further large window floods the room with natural light, while the generous proportions provide ample space for both comfortable seating and a dining table, making this an ideal room for relaxing and entertaining.

The kitchen is fitted with a range of wall and base units, complemented by laminate work surfaces, a tiled floor and partially tiled walls. Integrated appliances include a washer/dryer, Bosch four-ring electric hob, double oven and extractor hood, together with a Bosch fridge, freezer and dishwasher. The Vaillant boiler is conveniently housed within one of the wall units. With windows to both the front and side, overlooking the woodland and Stock Ghyll, this dual-aspect kitchen enjoys plenty of natural light and a lovely outlook.

Stairs descend to the lower-ground-floor hallway, where there is a useful understairs storage cupboard.

Bedroom one is a spacious double bedroom with a double-doored built-in wardrobe providing hanging space and shelving, together with an additional storage cupboard. The window enjoys a pleasant outlook towards Stock Ghyll below. The en-suite shower room is fitted with a large Mira shower cubicle, Roca WC and wash hand basin with mirror above, complemented by tiled walls and flooring, a heated towel rail and extractor fan.

Bedroom two is another generous double bedroom, currently arranged as a twin room, with a double wardrobe offering hanging space and shelving. The window enjoys lovely views across Stock Ghyll.

Bedroom three is also a well-proportioned double bedroom, featuring a built-in wardrobe and attractive views towards Stock Ghyll and the adjoining woodland.

The family bathroom is fitted with a Mira shower over the bath, WC and wash hand basin with illuminated mirror above. Tiled walls and flooring, a heated towel rail and extractor fan complete the room.

Outside, the property benefits from access to the communal grounds and an allocated covered private parking space situated beneath the building, with a second defined tandem parking space behind. The combination of its peaceful woodland setting, views over Stock Ghyll, proximity to Ambleside and excellent access to the wider Lake District makes Ghyll View a particularly appealing holiday retreat or holiday let.

## Accommodation (with approximate dimensions)

### Entrance Hall

**Open Plan Living/Dining Room** 25' 11" x 15' 9" (7.90m x 4.81m)

**Kitchen** 9' 8" x 9' 4" (2.95m x 2.85m)

### Lower Ground Floor Hallway

**Bedroom One** 13' 11" x 12' 11" (4.24m x 3.96m)

**Bedroom One Ensuite**

**Bedroom Two** 11' 0" x 9' 7" (3.35m x 2.93m)

**Bedroom Three** 8' 9" x 9' 7" (2.67m x 2.94m)

### Family Bathroom

## Property Information

**Tenure** Leasehold - 999 year lease from 1989 with a nominal ground rent. The Stockghyll Management Company has been formed with the Annual Management Fee understood to be £2,753.80

**Business Rates** We understand the property to have a rateable value of £3,100 with the amount payable to Westmorland and Furness Council for 2026/27 being £1,546.90. Small Business Rate Relief may also be available and is currently enjoyed by the current owners.

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

**Broadband** Ultrafast Broadband available - Openreach and Fibribus networks

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

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

**Directions** From the centre of Ambleside proceed north towards Rydal and turn right at the mini roundabout onto the Kirkstone road. Continue a short distance on this road and after passing the Kirkstone Foot turn immediately right into Oaks Field. Continue along this road which then enters into the private road for The Falls. Continue along here and No 26 can be found on the right with the allocated undercover parking space clearly labelled.

**What3Words** ///debater.moral.scripted

**Viewings** Strictly by appointment with Hackney & Leigh.



Bedroom One



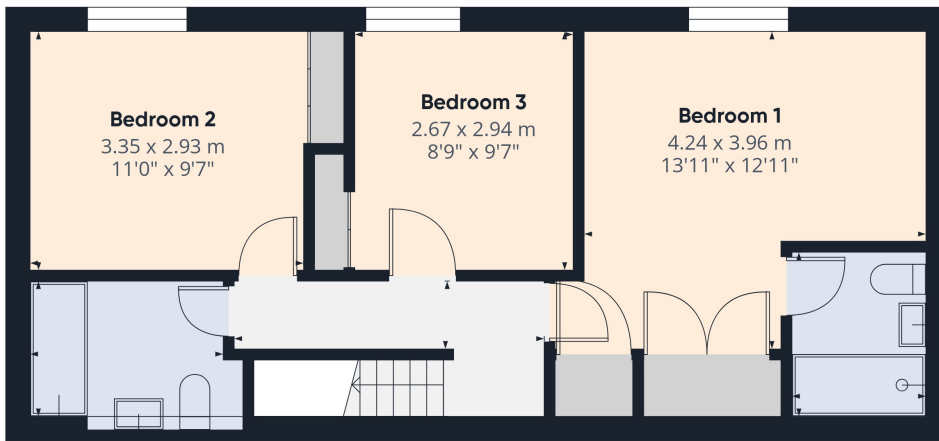
Bedroom Two



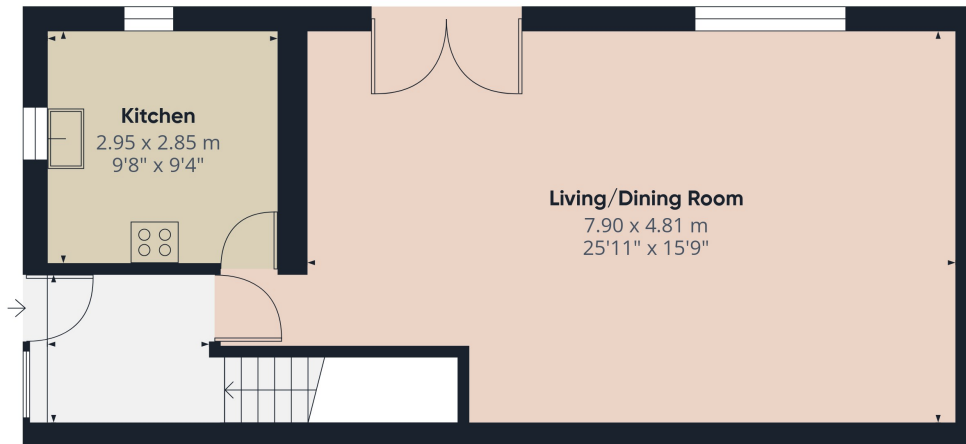
Bedroom Three



View from the Balcony



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
99.6 m<sup>2</sup>  
1072 ft<sup>2</sup>

(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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