



High Whitestones

Fair View Road, Ambleside LA22 9EE

Price £299,500

High Whitestones

Fair View Road, Ambleside LA22 9EE

A stunning, self-contained one-bedroom first-floor cottage apartment set within a picturesque 17th-century Grade II listed building. Nestled in the heart of Ambleside's historic conservation area, this luxury property has been sympathetically modernised to effortlessly blend period charm—including dramatic vaulted ceilings and exposed timber beams—with high-specification contemporary living.

Currently operating as a highly successful 4-star holiday let generating an annual gross income of circa £27,000. Offered for sale as a going concern, complete with forward bookings and the majority of contents included for a seamless, turn-key investment.

Superbly positioned for all village amenities, a vibrant selection of independent shops, traditional pubs, and acclaimed restaurants are just a short walk away, alongside endless Lake District walking routes directly from the doorstep.



Accommodation

Ground Floor Entrance

External front door opening to stone flag steps, leading into an internal hallway with direct rear access to the garden and storage shed.

First Floor



Open Plan Kitchen/Diner/Lounge

A delightful dual-aspect room featuring a dramatic high vaulted ceiling with original exposed timber beams. The contemporary kitchen area is fitted with a quality selection of wall and base units, a 1.5 stainless steel sink unit with mixer tap, part-tiled walls, and tiled flooring. Integrated appliances include a double electric oven, four-ring gas hob, extractor hood, fridge, and dishwasher, alongside a freestanding washer-dryer and a concealed Vaillant gas central heating boiler.

The welcoming lounge area centers around a sleek wall mounted gas fire, complemented by custom alcove shelving and a TV point.



Bedroom

A cosy double bedroom boasting original exposed timber beams and a traditional window seat enjoying a pleasant south-facing aspect.

En -Suite Bathroom

A stylishly appointed four-piece suite comprising a panelled bath, separate corner shower enclosure, vanity wash hand basin, and WC. Fully tiled walls and floor, heated towel rail, electric shaver point, illuminated mirror, and extractor fan.



Outside Garden & Storage

A charming, low-maintenance rear garden area, predominantly paved with a selection of established shrubs, enjoying views towards Wansfell Pike. Accessible either directly from the property or via a rear service lane. Includes a useful stone-built storage shed ideal for garden tools and equipment.



Services

All mains services are connected with gas central heating.

Tenure

Shared Freehold (with Low Whitestones directly below). Held on an underlying lease with over 900 years remaining.

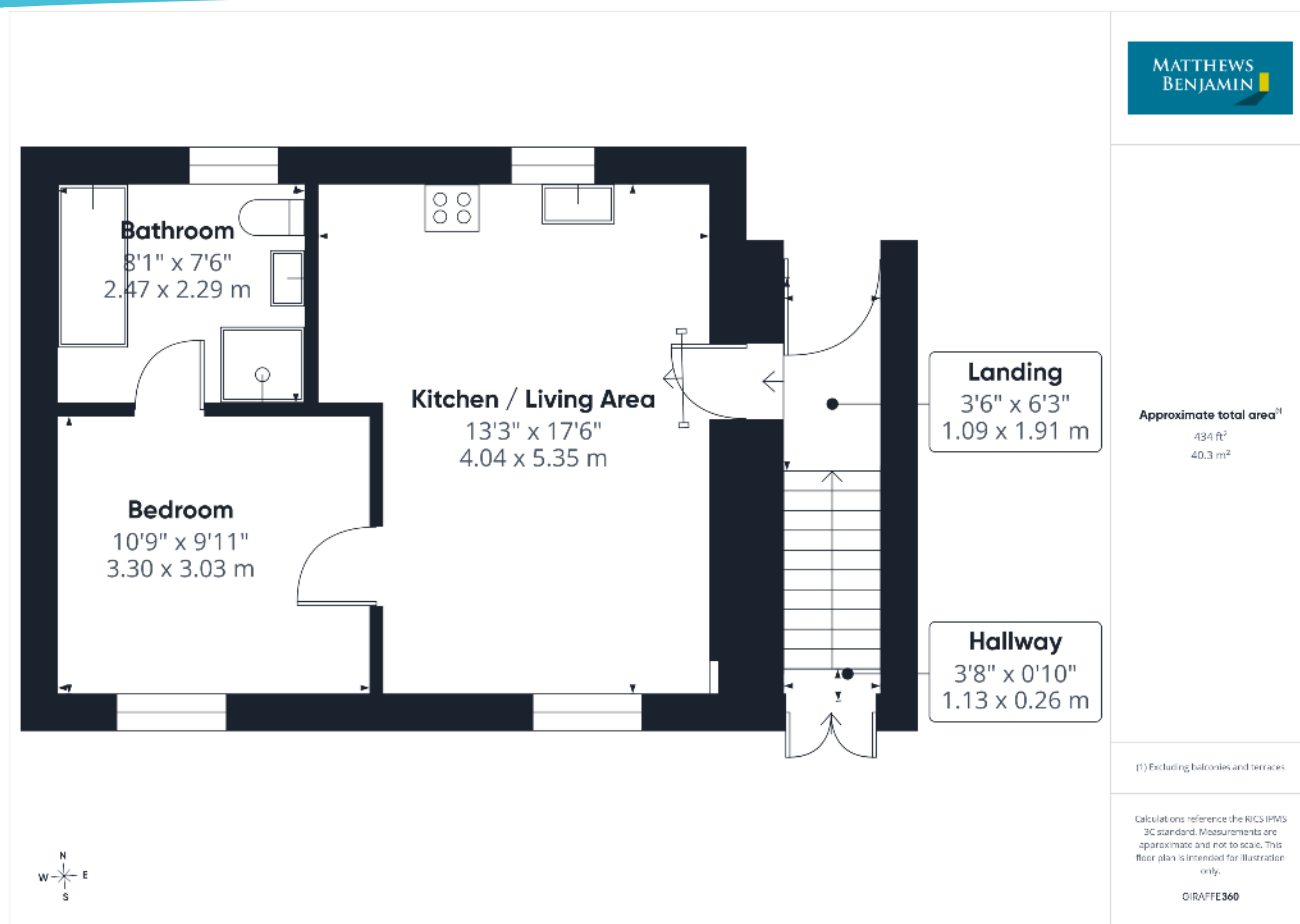
Ratable Value

£1,825. (actual amount payable £850.45 per annum). Eligible buyers may qualify for up to 100% Small Business Rates Relief via Westmorland and Furness Council.

What3words///kick.dished.befitting

Broadband

Telephone and broadband currently provided by EE. For more information on broadband and mobile services available at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)



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.