



4 Millans Terrace

Ambleside, LA22 9AF

Guide Price £435,000

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Ambleside

4 Millans Terrace is a stunning well proportioned, two bedroom, two bathroom mid terrace traditional Lakeland property. Built using traditional Lakeland stone and spread over three floors. A wonderful turn key property which has undergone a complete transformation in recent years by the present owner. All works are to a high standard and include re-configuration, restoration, extension, new heating system, wiring, two bathrooms, kitchen and windows. As well as re decorating etc. All assisting to create a delightful and welcoming property.

The ground floor offers a superb open plan lounge and kitchen diner with open staircase.

Spacious light accommodation with the benefit of full width dormer windows on the top floor. The whole property benefits from magnificent fell views towards Wansfell Pike and Red Screes to the front and Fairfield Horseshoe to the rear from the upper floors. Outside the property has an ideal low maintenance patio to the rear to enjoy.

The property will suit a variety of buyers whether as a main residence, second home/retreat or holiday let. Although it has previously been rented as a holiday let, in recent years it's been enjoyed as a second property. It has a projection that it could generate an annual income of £43,000 to £55,000.

Although the property doesn't have private parking, Millans Park has a residents parking scheme.

Conveniently located in Millans Park, in a gently elevated position. Millans Park is a popular residential area with an excellent combination of holiday/weekend retreats and main residences. Ideally located only a short level walk to the wide variety of amenities the town has to offer including shops, cafés, post office, public houses, churches and primary school. With an abundance of endless fell and country walks from the doorstep.



Accommodation

UPVC front door leading into the porch with slate floor and an exposed Lakeland stone wall. Internal door leading into;

Open Plan Living/Kitchen/Diner

A light and airy dual aspect room, extending from front to back. To the front is a cosy sitting area with a wood burning stove set on a slate hearth with an exposed feature Lakeland stone chimney breast. Alcove cupboard housing the consumer unit and electric meter. Fantastic views towards the lower slopes of Wansfell Pike. An attractive open oak staircase leads to the first floor.

Kitchen/Diner

Fitted with a contemporary range of wall and base units with sink and mixer tap, four ring induction hob with extractor fan, integrated electric oven, fridge freezer and dishwasher. Complimentary work surfaces and oak shelving. The dining area benefits from twin patio doors leading onto the terrace, along with two Velux windows. Useful cupboard providing additional storage and housing a washing machine. Vertical heated radiator.

First Floor

Half landing with useful storage cupboard with shelving.

Front Bedroom Two

A generously proportioned twin room with lovely views over Wansfell Pike.

Shower Room

An excellent three piece white suite comprising of double shower cubicle, pedestal wash hand basin and WC. Partially wall tiled, laminate flooring, electric shaver point, extractor fan and heated towel rail. Attractive views towards Todd Crag.



Second Floor

Loft hatch. Leading to;

Front Bedroom One

Superb double bedroom with feature dormer window, giving amazing panoramic views towards Red Screes and Wansfell Pike. Built in wardrobe, which also houses the Glowworm gas central heating boiler.

House Bathroom

Formerly a bedroom, now a generously proportioned room with a three piece suite comprising a panelled bath with shower attachment, WC and pedestal wash hand basin. Wall mounted mirror with light, electric shaver point and heated towel rail. Laminate wood effect flooring. Lovely views towards St Mary's Church, with winter views of Todd Crag and a delightful outlook towards the Fairfield Horseshoe.

Outside

The property benefits from a small and easily maintained private west facing rear terrace.

Services

All Mains services. Gas Central Heating. HIVE

Council Tax Band

D

Directions

What3words///guitars.resources.billiard

Tenure

Freehold.

Broadband

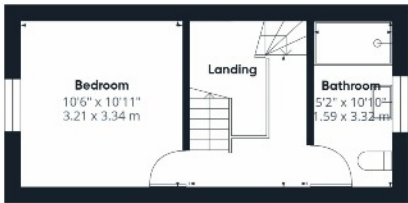
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



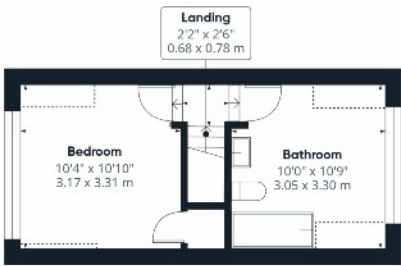




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
811 ft²
75.4 m²

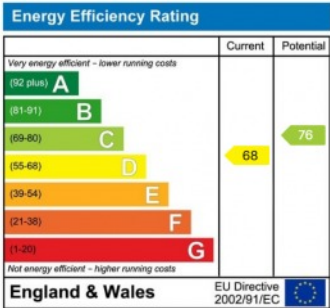
Reduced headroom
37 ft²
3.4 m²

(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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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.

