



Springwell Cottage

Smithy Brow, Ambleside, LA22 9AS

Guide Price £585,000

Springwell Cottage

Smithy Brow, Ambleside

Situated in Amblesides Conservation Area, the oldest part of this most popular of Lakeland towns. Although the cottage has no parking there is both private and public car parking close by. Close to shops, bus routes, health centre, restaurants and cafes this is a well placed cottage in the heart of Lakeland. Currently a successful holiday let with Lakelovers generating gross income of circa £25,000.

Sale of a three bedroom Grade II Listed end of terrace cottage in the heart of old Ambleside, in need of some updating but with a wealth of character. Set out on two floors the building retains many old features including open fire, flagged and tiled floors, beamed ceilings, glass fronted wall cupboards and sash windows.



Accommodation

Porch

Double fronted entrance to Springwell Cottage with a porch canopy over the front door leading into:-

Entrance Hall

Two sets of glazed inner doors lead either side of the entrance into reception rooms.

Living Room

Cosy room to the front with period fire surround, tiled inset and open grate. Beamed ceiling, wall lights and alcove cupboard and glazed cupboards.



Snug

Second reception room with characterful beamed ceiling and sash window looking out onto Smithy Brow. Electric fire inset with slate hearth. A short flight of steps from the tiled hallway lead down to:



Dining room

Part wood block floor and part mosaic tiled floor.

Green slate hearth with inset multi fuel stove, built in cupboards with window seat looking down Tom Fold. Built in glazed china cabinet. Door to rear patio and outside.



Kitchen

A galley style kitchen with a selection of wall, base and larder units with stainless steel sink unit and mixer tap. Built in four ring gas hob, double oven and extractor fan. Plumbing for washing machine and dishwasher. Concealed cupboard housing water stop tap and gas meter. Flagged floor and part tiled walls.

Stairs lead from the living room to an attractive curved wide landing area on the first floor where there is also access to a useful loft space housing the boiler. The first floor features old latch cottage doors.

Bedroom One

Front double bedroom with exposed floorboards and window seat looking out onto Smithy Brow.



Bedroom Two

Front double bedroom with exposed floorboards and window seat onto Smithy Brow.



Shower room

Three piece white suite comprising of corner shower cubicle, part shower panel walls, WC and slimline vanity wash hand basin with mono tap. Modern coloured vertical radiator. Extractor, velux, beam and wood effect linoleum flooring.



Bedroom Three

Rear twin bedroom with one wood panelled wall, velux and outlook down Tom Fold towards Loughrigg Fell.



Bathroom

Three piece white suite comprising of WC, vanity wash hand basin with mono tap and panelled bath with Triton electric shower over. Velux window and vertical coloured radiator. Extractor and shaver point. Wood effect linoleum flooring.



Outside

To the front of the house is a small flower bed and a small walled paved area to the rear. The cottage fronts Smithy Brow and the rear of the cottage is accessed off Nook Lane and Tom Fold.



Directions

What3words///stacks.footballers.hotdog

Services

All mains services are connected. Gas fired central heating.

Tenure

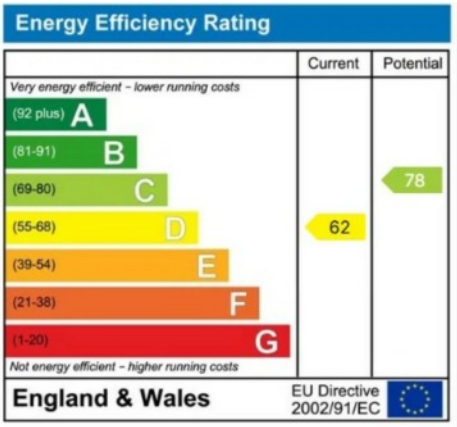
Freehold. Vacant possession on completion.

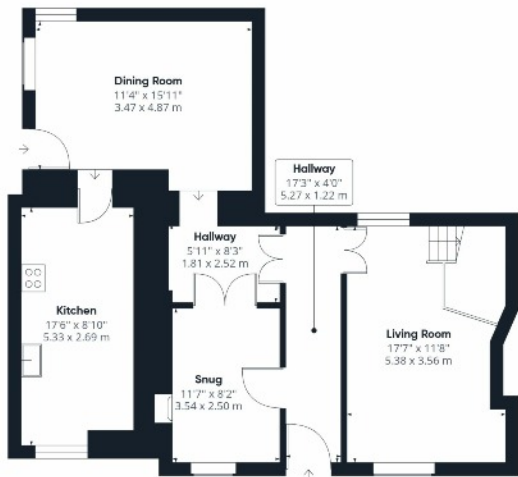
Rateable value

£4,600. Actual amount payable £2,143.60. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.

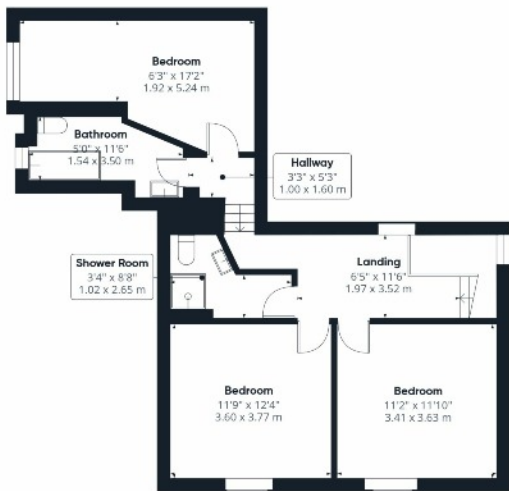
Broadband

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



Approximate total area⁽¹⁾
1399 ft²
129.9 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.