



## Ambleside

**£399,000**

1a Lake Road, Ambleside, Cumbria, LA22 0AD

Tucked away in the heart of the Lake District, 1a Lake Road, is a 3 bedroom maisonette with allocated parking. The contemporary design, breathtaking views and modern comforts make this delightful stone built property a true gem and perfectly positioned to enjoy the beauty of the surrounding fells and Lake Windermere.

### Quick Overview

- Splendid views of Loughrigg and surrounding fells
- 3 Bedroom maisonette
- Excellent central location
- Walks from the doorstep
- Perfect home, second home or holiday let
- Currently a successful holiday let
- Close to shops, restaurants, cafes and transport links
- Allocated parking
- No chain
- Superfast Broadband available



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Superfast  
Broadband  
available



Parking space

Property Reference: AM4156



Kitchen

Heading up the slate steps you will notice the attractive bright red post box outside 1a Lake Road!

Entering the property you are greeted with a modern and stylish kitchen with a range of modern soft close, graphite coloured wall and base units, Bosch built in microwave oven, Bosch oven with induction hob and contemporary extractor fan, integrated dishwasher, undercounter fridge and freezer and an inset stainless steel sink to Quartz worktops. This well equipped kitchen is a splendid space to whip up a culinary delight for friends and family.

The inner hall has a window to the side aspect and has useful storage space with access to a useful downstairs cloakroom with WC and wash hand basin. The room has a rustic panelled feature wall with spotlights to the ceiling.



Living Room

Moving through in to the living room you will notice the large sash window allowing natural light to flood in and giving you incredible views of the local landscape and beyond. A perfect room to relax and unwind after a day strolling on the fells.

Heading up to the first floor you will find a spacious and contemporary bathroom with a four piece suite comprising WC, vanity wash hand basin, freestanding bath and open shower space, with rainfall shower head and attachment.

There is a fitted mirror, wall lights, shaver point and tiling to the walls and floor.

Bedroom one is a light and airy space with incredible views over Loughrigg and the surrounding fells, this room is currently being utilised as a second reception room / cinema room.



Bathroom

Leading up to the second floor you will find two further delightful double bedrooms both well thought out and carefully designed offering both style and comfort.

Bedroom two has wonderful fell views over the rooftops to wake up to. With rustic wood panelling, ladder radiator and spotlights to the ceiling this room is a real treat to relax in.

Bedroom three is a sumptuous double bedroom complete with stylish rustic wood panelling, offering a real sense of relaxation.

Outside 1a Lake Road there is a useful store at the rear of the property and a parking space located to the side of the building.



View

**Location** As locations go, the centre of Ambleside is hard to beat. Whether you're hiking the beautiful fells which surround this bustling Lakeland village, taking a stroll down to the lake shore (where a passenger ferry can transport you to any one of a number of delights around the impressive lake Windermere) or simply ambling down to a local hostelry, dining at a highly regarded restaurant or visiting one of the many cinema screens, everything you might require for a relaxing break is virtually on your doorstep. 1a Lake Road could also be a wonderful permanent home for those who would value such comfort and convenience in the heart of the Lake District National Park.

### Accommodation (with approximate dimensions)

**Kitchen** 10' 8" x 8' 10" (3.25m x 2.69m)

**Inner Hall**

**Downstairs Cloakroom**

**Living Room** 12' 0" x 8' 10" (3.66m x 2.69m)

**First Floor**

**Bathroom**

**Bedroom One** 12' 0" x 8' 11" (3.66m x 2.72m)

**Second Floor**

**Bedroom Two** 12' 7" x 8' 4" (3.84m x 2.54m)

**Bedroom Three** 14' 0" x 8' 5" (4.27m x 2.57m)

### Property Information

**Tenure** Leasehold. Subject to the remainder of a 999 years from 2005. There is a ground rent of £50 per annum. A copy of the lease is available for inspection at the office.

**Services** Mains gas, water and electricity.

**Mobile Services** Three, O2, EE and Vodafone service.

**Broadband** Ultrafast Broadband available

**Business Rates** The property has a rateable value of £2,650 with £1,322.35 being the amount payable to Westmorland and Furness District Council for 2026/27. Small Business Rate Relief may be available.

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

**Directions** Following the one way system through the centre of Ambleside passing Market Place onto Lake road the White Lion public house the property can be found located above "The Picnic Box" with private access at the rear of the building.

**What3words** ///punctual.petty.gathering

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

**Anti-Money Laundering Regulations (AML).** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1/Cinema Room



Bedroom 2



Bedroom 3

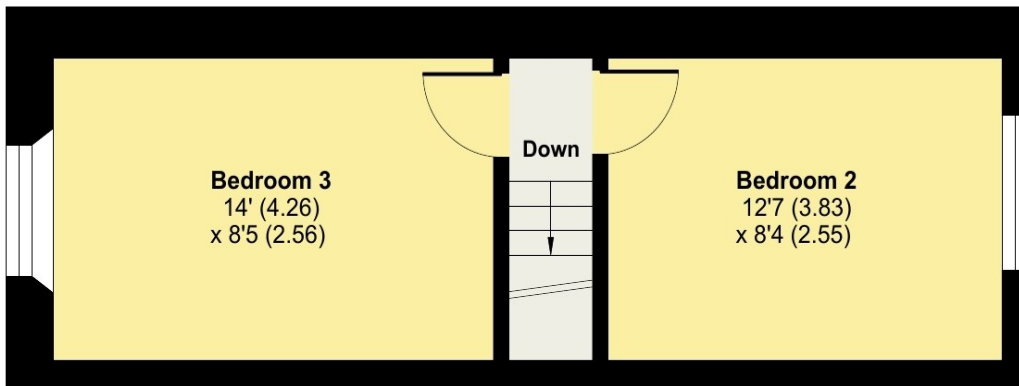


View

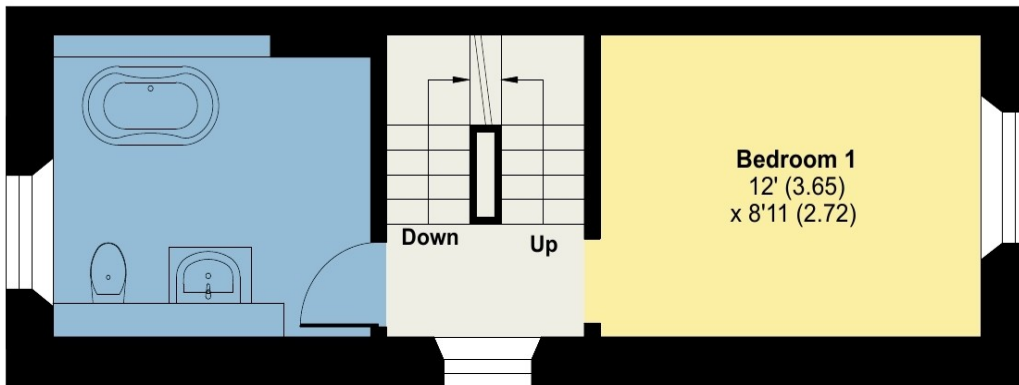
# 1A Lake Road, Ambleside, LA22

Approximate Area = 790 sq ft / 73.3 sq m

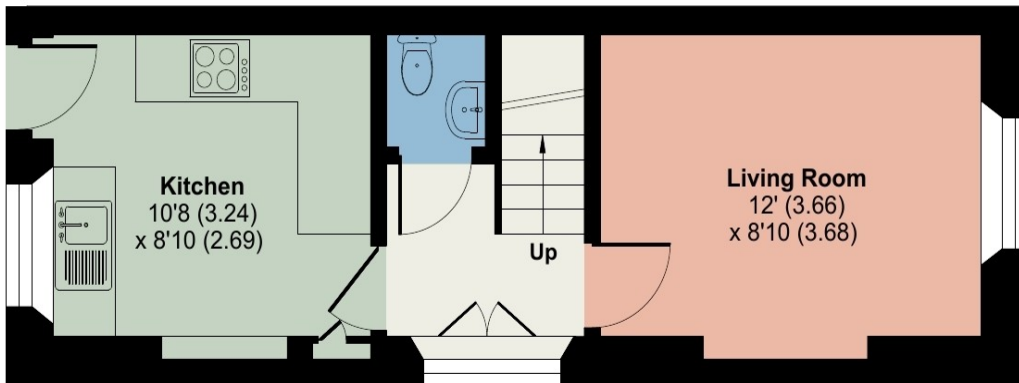
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**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

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