



4 Thrang Brow

Chapel Stile, Ambleside LA22 9JN

Guide Price £290,000

A4 Thrang Brow

Chapel Stile, Ambleside LA22 9JN

Thrang Brow is positioned in a slightly elevated position in the quiet village of Chapel Stile in the centre of Great Langdale in the heart of the Lake District National Park. The property is close to a variety of amenities including general store/café and a public house. There are endless walks and climbs from the doorstep. The popular market town of Ambleside is approximately 4 miles away with a more extensive range of amenities.

Sale of a well proportioned and spacious three bedroom middle terrace house. Nestled on the edge of the village with lovely country views from the majority of rooms. The property is spread over three floors including an integrated garage beneath together with parking to the rear and low maintenance open garden to the front.

Constructed circa 1971 the property has been in the same family since built and although it has been looked after and enjoyed as a second home, the property is still in the original condition and will require modernisation to align with modern living and standards. Being spread over three floors the property offers versatility to reconfigure and create whatever you require whether that involves converting the garage or creating a second bathroom.

It will suit a variety of buyers whether as a second home, main residence or holiday let.



Accommodation

Steps leading up to the front UPVC door into the;

Porch

UPVC double glazing. Internal glazed door leading into the;

Living/Dining Room

An attractively proportioned room with delightful western views towards Lingmoor Fell. Open spiral staircase.



Kitchen

Basic selection of original wall and base units with stainless steel sink unit and electric cooker point. Woodland views to the rear.

First floor landing

Highly useful storage cupboard with shelving and loft hatch.



Front Bedroom One

Spacious double room with delightful views towards Lingmoor Fell over the front garden. Built in double wardrobe.

Front Bedroom Two

Small twin room with built in wardrobe with lovely western views towards Lingmoor Fell.

Bathroom

Coloured three piece suite comprising of panelled bath, pedestal wash basin and WC. Partially wall tiled and cupboard housing the cylinder.

Lower Ground Floor

Hallway with rear glazed door.

Bedroom Three

Single room.

From the hallway there is access into the garage.



Outside

Small private front lawn with delightful country views. Parking

Garage

Up and over door. Electric boiler with electric and water.

Services

Mains water, electric and drainage. Electric heating system.

Tenure

Leasehold. Vacant possession on completion.

Council Tax Band D

Broadband

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

What3words///forgot.upstarts.mascot





Floor 0



Floor 1



Floor 2



MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

1018 ft²

94.5 m²

Reduced headroom

28 ft²

2.6 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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.