



Blue Hill Road

£325,000

Smithy Cottage, Blue Hill Road, Ambleside, LA22 0AG

Tucked away within easy walking distance of the picturesque village of Ambleside, in the very heart of the Lake District, Smithy Cottage is a charming two-bedroom Lakeland stone cottage offering an exceptional opportunity to embrace the timeless character and natural beauty of this much-loved area. With far-reaching views towards the surrounding fells and effortless access to nearby lakes, villages and walking routes, the property combines traditional cottage charm with an enviable setting for both peaceful escapes and everyday Lake District living.

Currently utilised as a successful holiday let the furniture, fixtures and forward bookings are also available.

Quick Overview

Idyllic two-bedroom traditional Lakeland stone cottage

Highly desirable setting within easy walking distance of Ambleside

Beautiful fell views towards Loughrigg Fell

Excellent access to the fells, lakes and surrounding villages

Lake District walks from the doorstep

Front patio area

Perfect as a home, second home or holiday let

No chain

On road parking available on first come first served basis

Ultrafast broadband available



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Ultrafast
Broadband
Available



On Road
Parking

Property Reference: AM4226



Patio Seating



Open Plan Living Space



Open Plan Living Space



Kitchen

Description A part-glazed front door opens into a beautifully presented open-plan kitchen and living space, where slate flooring and a wealth of natural light create a warm and inviting sense of arrival. The living area enjoys a front-facing window with deep traditional sills, while there is ample room for comfortable seating, making this an ideal space in which to relax after a day exploring the fells.

The adjoining breakfast kitchen has been thoughtfully designed for both everyday living and entertaining, with a generous arrangement of wall and base units complemented by a central island with breakfast bar. Corian work surfaces, a moulded drainer, one-and-a-half bowl stainless steel sink and mixer tap add a refined finish, while integrated appliances include a Beko four-ring induction hob and oven with extractor, Neff fridge and freezer and Candy washing machine. Two rear windows flood the kitchen with natural light and enhance the bright, welcoming atmosphere.

A distinctive metal spiral staircase rises from the kitchen to the first floor, its open design allowing light to flow between the two levels while creating an appealing sense of volume and height. The first-floor accommodation retains an abundance of traditional character, with original cottage-style timber-panelled doors adding to the property's unmistakable Lakeland appeal.

The principal bedroom is a charming double room positioned to the front of the cottage, enjoying delightful views towards Loughrigg Fell. A curtained recessed area with hanging rail and built-in drawers provides useful additional storage without compromising the character of the room.

The second bedroom is a comfortable single room overlooking the rear of the property, with a substantial storage cupboard incorporating shelving and coat hooks, as well as housing the Glow-Worm boiler.

The shower room is finished with partly shower-boarded walls and a laminate tiled floor, comprising a WC, wash hand basin with vanity storage, illuminated mirror and a generously appointed shower with both standard and rainfall shower heads. A heated towel rail provides a final practical touch.

Outside, a charming paved patio to the front creates a delightful spot for morning coffee or a glass of something chilled at the end of the day. Beyond this, a stone gravelled area provides convenient off-road parking for one vehicle.

With its traditional stone construction, appealing cottage interiors, fell views and enviable proximity to Ambleside and the wider Lake District, Smithy Cottage presents a rare opportunity to own a characterful retreat in one of England's most celebrated landscapes.

Accommodation (with approximate dimensions)

Kitchen/Living Area 12' 2" x 18' 1" (3.72m x 5.53m)

First Floor Landing

Bedroom One 8' 6" x 7' 10" (2.61m x 2.40m)

Bedroom Two 7' 9" x 7' 10" (2.37m x 2.40m)

Shower Room

Property Information

Tenure Freehold

Business Rates We understand the property to have a rateable value of £1,825 with the amount payable to Westmorland and Furness Council for 2026/27 being £910.68. Small Business Rate Relief may also be available.

Services The property is connected to mains water, drainage, gas and electricity and benefits from gas central heating.

Broadband Ultrafast Broadband available - Openreach network

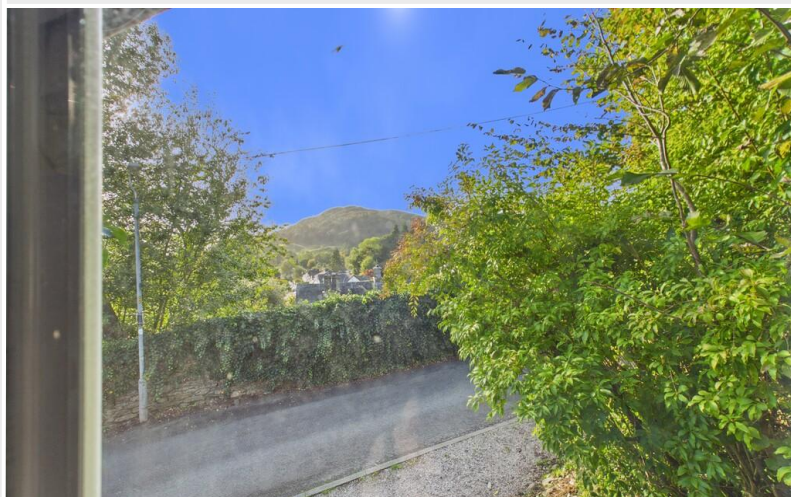
Mobile Services Likely service from EE, Vodafone, O2 and Three

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

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



View from Bedroom One



Bedroom Two



Shower Room



Directions From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A591). Turn left onto Old Lake Road opposite Alpkit, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road a short way and the property can be found on the left. Parking is on the gravelled section in front of the property.

What3Words ///smoker.headliner.sizzled

Viewings Strictly by appointment with Hackney & Leigh.

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