



20 Loughrigg Park

Ambleside, LA22 0DY

Guide Price: £950,000

MATTHEWS
BENJAMIN



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Sale of an immaculately presented, substantial four bedroom, three bathroom modern detached property. The property has undergone extensive and impressive improvements by the current owners, including complete modernisation, substantial extensions, reconfiguration, reroofing, rewiring and replumbing. This has ultimately created an excellent, light and airy home with large picture windows. The property has been sympathetically enhanced throughout and finished to a high specification.

Nestled in an attractive and enviable position, the property enjoys delightful countryside views, a private garden, and off road parking.

A highly versatile home offering fantastic split level accommodation, it can be configured as a four bedroom property with two reception rooms, or as a three bedroom property with three reception rooms. It is equally suitable as a main family residence, a retirement property or an ideal second home. The manageable gardens feature a variety of terraces and vantage points, allowing full enjoyment of the peace, tranquility, and surrounding countryside views.

The property will appeal to a wide range of purchasers, whether as a family or retirement home, or as a desirable holiday property. It is positioned on the sought after south side of Ambleside and conveniently located within a short, level five minute walk of the town centre. All local amenities are close at hand, including a variety of shops, restaurants, the Post Office, a primary school, churches and playing fields. There are endless walking opportunities directly from the doorstep, with Waterhead and Lake Windermere just a short stroll away.



Accommodation

Steps leading up to semi glazed steel mesh "Rock Door" with a UPVC covering. Leading into vestibule with tiled floor. Useful shelved cupboard that also accommodates a large secure letterbox. Step leading to UPVC internal door;

Hallway

Open staircase and pine banister rail, highly useful understairs cupboard housing the Wi-Fi mesh system and alarm system. Solid engineered Oak flooring.

Downstairs Shower Room

An attractive three piece suite comprising a shower cubicle, vanity wash hand basin, and WC. Fully tiled walls and flooring, with extractor fan, heated towel rail, illuminated mirror, and electric shaver point.

Kitchen/Diner

A comprehensive range of wall and base units with a central island and work surfaces. 1.5 stainless steel sink with mixer tap. Integrated appliances include a five ring gas hob with extractor, electric double oven, wine cooler, dishwasher, and fridge freezer. Partially tiled walls and solid engineered Oak flooring. This light and airy dual aspect room enjoys delightful views towards Todd Crag. Glazed double doors lead to:

Sitting Room

A fantastic light and airy triple aspect room. The house was extended in 2017 to provide this new generously proportioned sitting room. Features include twin patio doors, a wood burning stove set on a slate hearth, a comprehensive range of shelving and solid oak flooring with underfloor heating. Attractive garden views towards Wansfell Pike.

Utility Room

Great selection of wall and base unit with stainless steel sink with mixer tap with plumbing for washing machine and UPVC side door leading to garden. Concealed consumer units and fully slate tiled flooring.



From the vestibule, there are steps leading down to;

Bedroom Four/Office

Currently used as an office, this versatile room could serve as a double bedroom, games or hobby room. It features a range of built in cupboards with shelving, housing the gas and electricity meters and an additional consumer unit. To the rear is a boiler room, which is fitted with shelving and wall mounted cupboards which provide useful storage space and boot drying facilities

First floor half Landing

Leading to;

Lounge

Formally the principal reception room, prior to the extension. Now a highly useful snug/TV room. A light and airy dual aspect room with half vaulted sloping ceiling. Lovely views towards Wansfell Pike and Todd Crag. Floor to ceiling glazed patio doors leading out to the substantial balcony and engineered glazed Oak flooring. This room could potentially be used as an additional bedroom.

First floor Landing

Useful shelved airing cupboard with fitted radiator linked to the central heating system. Loft hatch, partially boarded loft with light.

Bedroom One

Superb and generously proportioned double bedroom. Light and airy room with picture window towards Wansfell Pike. Velux window, comprehensive selection of built-in wardrobes, one with sliding doors and other with conventional doors. Solid oak flooring and air conditioning unit.

En Suite

Three piece white suite comprising of a corner shower cubical, vanity wash hand basin and WC. Fully floor and wall tiled with heated towel rail, illuminated mirror, extractor fan and electric toothbrush charger point.



Bedroom Two

Similar in size and layout to Bedroom One, built-in wardrobe with sliding door.

Front Bedroom Three

Attractive twin room with built in wardrobe. West facing views towards Todd Cragg.

House Bathroom

Generously proportioned bathroom comprising of panelled bath with shower attachment, vanity wash hand basin and WC. Fully floor and wall tiled with heated towel rail, illuminated mirror and extractor fan.

Outside

A private tarmac driveway provides parking for two vehicles, with potential to extend or construct a garage, subject to planning permission. The front of the property features attractive slate steps leading to the entrance, with side access. There are two small lawned areas, a laurel hedge, and a variety of plants and shrubs. An electric vehicle charging point is also installed.

A side gate leads to the beautifully maintained rear garden, which enjoys lovely views towards Wansfell Pike. The garden includes multiple paved patio areas, a BBQ area, and a range of mature shrubs and planting. Two sheds provide useful storage, one of which has electricity. The garden offers a high degree of privacy. External water taps and power supply are also provided.

Services

All mains services are connected. Hive system. Aircon in the principal bedroom

Council Tax

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Tenure

Freehold, vacant possession on completion.





Directions

From our office on Kelsick Road, continue up to the top of the road and bear right on to Lake Road. Take the left hand lane passed Hills Garage then take the next right on to Loughrigg Avenue. Proceed to the bottom of the hill, turn left and it's the second house on the left.

What3words///wooden.stoppage.pumpkin

Broadband

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

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 2061 ft²
 191.4 m²

Balconies and terraces
 843 ft²
 78.3 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.

GIRAFFE 360

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.

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