MATTHEWS BENJAMIN



Cosy Cottage

1 Tom Fold, Ambleside LA22 9AT

Guide Price £450,000

Cosy Cottage

1 Tom Fold, Ambleside, LA22 9AT

The perfect opportunity to purchase a very successful holiday let property having generated impressive gross income of over £35,000 circa annually. A Grade II stone built traditional Lake District mid terraced property designed over three floors in the centre of Ambleside. This characterful property, having been comprehensively and sympathetically renovated throughout, to a high specification, over the years. Having beautiful contemporary features including white painted wooden doors throughout with wrought iron hardware, roman blinds, carpets and luxury furnishings, some from Barker & Stone which are included in the sale, along with forward bookings, making it the ideal investment opportunity.

Cosy cottage, 1 Tom Fold is centrally located just off Smithy Brow in the old part of Ambleside within the Conservation Area. A wonderful cosy little gem, conveniently located for local shops, restaurants, post office and doctors with endless walks on the door step ranging from gentle to arduous. Offering a stunning Lakeland theme throughout, incorporating tactile green slate detailing and an exposed Lakeland stone feature wall. The accommodation comprises an open living room and kitchen, two well proportioned bedrooms, a bathroom and an en-suite.





Accommodation

Porch

Timber frame with single glazed wood panelled window, stone seats, outside light and stone flagged floor.

Front door through the partially glazed wooden door with privacy roller blind into;

Open Plan Living Room

The inviting cosy living area has quality solid oak floors and high skirting boards. The main focal point is the cosy wood burner surrounded by an exposed stone feature wall and tactile green slate hearth. A double glazed panelled sash window lets in light with a cushioned window seat for comfort. There is ample storage with integrated shelving units and a cupboard containing the electric meter. TV point.

Kitchen

The kitchen offers cool grey modern shaker style base units with an inset stainless steel sink unit and mixer tap. Tactile green slate worktops, up stands and incorporated window sill to match. Curved breakfast bar, useful under storage cupboards and high stool seating. There is an under counter integrated fridge, washer dryer, slim line dishwasher, NEFF electric oven, hob and extractor. A useful full height larder cupboard, wall unit with concealed Valliant boiler and a wine rack. Contemporary touches such as chrome brushed plug sockets with USB ports, part oak painted panelled walls and gold pendant lights grace the area. This open social space is lightened by the large panelled sash windows.

Accommodation cont..

Open staircase leading to:

First Floor

Bathroom

Four piece white suite comprising of a WC, vanity ceramic sink with integrated storage cupboards, mono chrome tap, illuminated mirror with shaver socket, panelled bath and rain shower with additional shower attachment. The bathroom is modern and elegant in design, with anthracite contemporary heated towel rail, integrated shelving units, a part brick styled tiled wall, slate counter top over side storage unit and double glazed frosted panelled sliding sash window with fern design. Complimentary tile effect linoleum.



Bedroom One

Gorgeous bedroom with statement feature painted headboard, double glazed sash window with and fitted cushioned window seat. Hanging industrial pendant lights.

Stairs leading to Second Floor

Bedroom Two

The main bedroom on the top floor is a spacious room with painted statement feature wooden headboard and exposed characterful beams. A large sky light provides ample light, integrated painted shelving units, inset lighting and feature elegant hanging pendant lights.



En-Suite

Comprising of a white three piece suite with a WC, vanity hand wash with integrated storage, and curved cubicle shower. The floor is designed with tile effect linoleum, a part tiled wall, anthracite radiator and inset shelves. Useful low height storage cupboard with shelving on either side.



Tenure

Freehold

Outside

There is a right of way to the bins behind the property and a communal private path surrounded by flowers and small shrubs.

What3words///brand.polka.fizzled

Mains

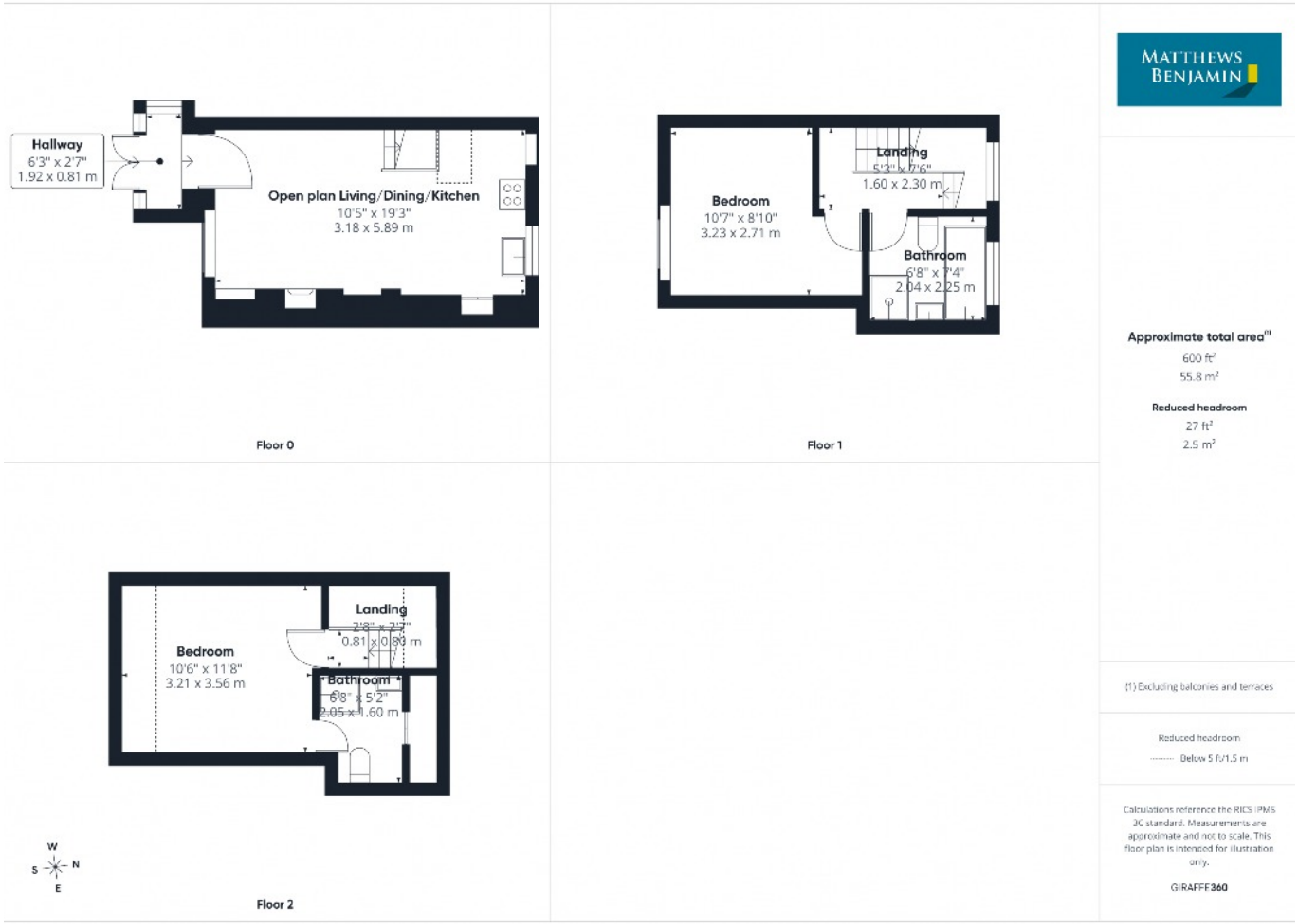
All service connected. Gas central heating.

Rateable value

£2,650. Actual amount payable £1,235 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.



Loughrigg Villa, Kelsick Road, Ambleside LA22 0BZ
T 015394 32220
e sales@matthewsbenjamin.co.uk



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.

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.