



7 Lingmoor View

Chapel Stile, Ambleside, LA22 9JP

Guide Price £400,000

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7 Lingmoor View is a well proportioned, two bedroom, mid terrace Lakeland cottage, that will benefit in the future from some moderisation. However it's a cosy traditional property, which enjoys stunning west facing views of the Langdale Pikes. Presently operating as a well established holiday letting property and is being sold with all forward bookings and the majority of contents. The property has the added advantage of private parking for one vehicle.

Positioned in a gently elevated location 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 public house. The popular market town of Ambleside is approximately 4 miles away, with a more extensive range of amenities. There are endless walks and climbs from the doorstep.



Accommodation

UPVC front door leading to;



Living Room

Characterful room with original slate flagged floor, open fire with cast iron surround, with slate hearth. Recessed pine cupboard with shelving. Feature window seat with delightful views towards Lingmoor Fell, and the surrounding Langdale Valley. Night storage heater. Leading to

Kitchen/Diner

Useful under stairs cupboard for storage, a selection of wall and base units, stainless steel sink unit and mixer tap. Four ring electric hob and electric oven. Stepping up to the utility area with base units, plumbing for washing machine, rear glazed door and Velux sky light. Night storage heater and quarry tile flooring.



Shower Room

Three piece white suite comprising of double shower cubicle with electric Mira shower, WC and pedestal wash basin. Partially tiled walls with quarry tile flooring. Heated electric towel rail, illuminated mirror and vaulted ceiling. Velux sky light and exposed beams.

First Floor

Front Bedroom One

Generously proportioned double room with lovely west facing view over Lingmoor Fell and the surrounding Langdale Valley. Night storage heater and original inset cast iron fire place.



Rear Bedroom Two

Twin room with built in wardrobe and housing the cylinder. Night storage heater and fell views to enjoy.



Outside

Communal grass area and designated private parking for one vehicle.

What3words

///nibbles.shippers.super

Services

Mains electric and drainage. Shared private water.

Tenure

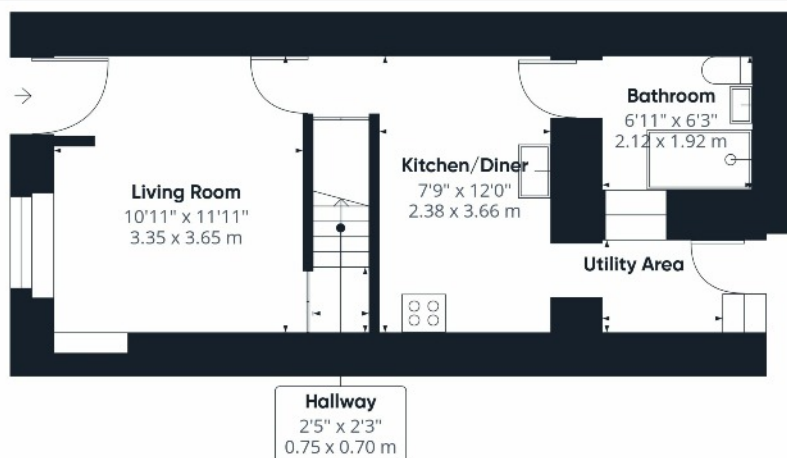
Original 999 years from 1980. The Freehold is owned by Lingmoor View Management Ltd.

Rateable Value

£2,400. Actual amount payable £1,176. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority- Westmorland and Furness Council.

Broadband

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



Floor 0



Floor 1

MATTHEWS
BENJAMIN

Approximate total area¹
577 ft²
53.5 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.