

## Ambleside

**£695,000**

3 Stoney Lane, Ambleside, Cumbria, LA22 9AZ

Welcome to 3 Stoney Lane a delightful 4 bedroom detached dormer bungalow sitting on a generous plot with ample parking, garage and views of the local fells.

Situated in quiet cul-de-sac, tucked away from the hustle and bustle yet just a minutes level stroll from the heart of Ambleside village and all it has to offer, this spacious dormer bungalow must be viewed to be fully appreciated.

### Quick Overview

Generous sized plot  
Fell views  
Sunroom  
Breakfast kitchen with access to patio terrace  
Central village location  
Ample parking and garage  
4 Bedrooms  
Detached dormer bungalow  
No chain  
Ultrafast Broadband available



4



2



2



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Ultrafast  
Broadband  
available



Ample Parking  
and Garage

Property Reference: AM4112



Living Room



Living Room



Breakfast Kitchen



Breakfast Kitchen

The private drive offers ample parking which leads you up to the steps of the welcoming front terrace, where you could enjoy a moment to take in the views this bungalow has to offer. Entering via the front door in to a pleasant hall which gives access to the ground floor rooms and stairs to the first floor.

Through to the bright and well equipped breakfast kitchen which has a range of modern wall and base units with granite effect work surfaces, Belling halogen hob with extractor over, integrated Bosch dishwasher, microwave and undercounter fridge and freezer.

This practical space offers a central island incorporating a stainless sink and drainer giving worktop space for chopping and preparing food. This is a truly inviting space perfect for dining with friends and family, after dinner head through the patio doors from the breakfast kitchen out to the sun terrace, ideal for relaxing and taking in the fell views.

A convenient utility room is situated next to the kitchen with space and plumbing for a washing machine, there is also a cloakroom to the rear with hand wash basin and wc. A UPVC door gives access to the garden.

The welcoming living room offers comfort and space, with decorative electric pebble effect fire. The large window frames the fell view giving a real feeling of being in the heart of the Lake District National Park. Further to this you will discover a real treat, in the form of beautiful sunroom/snug with views and Velux windows which flood the room with natural light. French doors lead you to a side terrace for outdoor relaxing.

The modern shower room has a walk in shower with rainfall shower head, wash hand basin, attractive globe light vanity mirror and WC, there is a useful storage cupboard and the room is partly tiled.

This versatile bungalow offers two bedrooms on the ground floor a single and a double room. Two further double bedrooms are located on the first floor both with Velux windows and under eaves storage. The landing to the first floor also has a handy cloakroom with wc and wash hand basin.

Outside the bungalow the wrap around plot offers a good amount of space, with patio terraces for enjoying this wonderful outdoor space, along with an area laid to lawn featuring a variety of trees and pretty shrubs.

There is an attached garage partitioned creating a useful store, a garden shed and ample driveway parking.

**Location** Ambleside itself is a bustling market town, the very hub of The Lake District National Park. The region boasts a steady and virtually all year round tourist industry, which no doubt contributes to making this popular little market town the thriving hub which it is today. Stoney Lane is stroll to the village centre and the array of cafes, shop, restaurants and bars Ambleside has on offer.

## Accommodation (with approximate dimensions)

Entrance Hall

Breakfast Kitchen 13' 10" x 12' 7" (4.22m x 3.84m)

Living Room 13' 9" x 11' 7" (4.19m x 3.53m)

Sunroom 11' 0" x 8' 5" (3.35m x 2.57m)

Family Bathroom

Utility Room 9' 4" x 3' 10" (2.84m x 1.17m)

Bedroom 1 12' 6" x 10' 7" (3.81m x 3.23m)

Bedroom 2 10' 7" x 7' 5" (3.23m x 2.26m)

Bedroom 3 11' 2" x 7' 7" (3.4m x 2.31m)

Bedroom 4 10' 8" x 7' 8" (3.25m x 2.34m)

Upstairs Cloakroom

Store 10' 3" x 5' 1" (3.12m x 1.55m)

Garage

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains gas, water, drainage and electricity.

**Broadband** Ultrafast Broadband available.

**Mobile Services** EE, Three and O2 Likely service  
Vodafone limited.

**Council Tax Band** Westmorland & Furness District Council Band F

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

**Directions** From the centre of Ambleside head north on Rydal Road passing the famous bridge house over the beck and continue beyond the small roundabout and Stoney Lane is then the first turning on the left. 3 Stoney Lane is located down a gated drive on the left hand side.

**What3Words** ///openly.ownership.uttering

**Viewings** Strictly by appointment with Hackney & Leigh.

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Sunroom



Bedroom 4



Bedroom 3



Garden

# 3 Stoney Lane, Ambleside, LA22

Approximate Area = 1042 sq ft / 96.8 sq m

Limited Use Area(s) = 267 sq ft / 24.8 sq m

Garage = 158 sq ft / 14.7 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1518 sq ft / 141 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for Hackney & Leigh. REF: 1265600

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