



11 High Gale

Ambleside, LA22 0BG

Guide Price £725,000

11 High Gale

Ambleside

An attractive stone built traditional Lakeland end of terrace property, offering spacious five bedroom accommodation, spread over 4 floors including garage and basement. Positioned in an elevated location which provides stunning panoramic westerley facing views. Offering an attractive combination of original characterful features including high ceilings along with modern appointments, all assisting to create a delightful property. With two reception rooms, modern kitchen/diner utility/sun room, three double bedrooms and a further two on the top floor, house bathroom and an en suite. A large workshop/storage area, internal garage and mature low maintenance garden with vegetable patch and patio. A versatile property which is currently a superb home it would equally be suitable for a second home/and or holiday let.

The property is situated above this most popular Lake District town enjoying a sunny westerly aspect. The elevated aspect provides superb panoramic fell views towards Fairfield and Loughrigg. Located just a short stroll away from Ambleside town centre, elevated upon a quiet residential cul-de-sac. The popular town of Ambleside offers a plethora of independent shops, cafes, restaurants, bars and there are even three cinemas. As it sits at the head of Lake Windermere it offers a popular base for those looking to enjoy all the Lake District National Park has to offer, whether that be one of the many walks across the fells, tourist attractions or choice of watersports on the lakes. It is also conveniently located along the A591 that directly links to the M6 and is just a 10 minute drive to the Windermere train station.



Accommodation

Glazed door leading into vestibule with quarry tiled floor. Feature exposed original stone wall, vaulted ceiling and views towards Wetherlam, Todd Crag and Black Fell. Internal glazed door leading into hallway with open staircase.

Leading to:

Cloakroom

Separate Cloakroom with WC, vanity wash hand basin, half wall tiled and fully tiled floor with extractor fan. Door accessing the basement.

From the hallway, leading through to;

Kitchen/Diner

A light and airy open plan dual aspect room with contemporary selection of cream wall and base units. Double sink unit with stainless steel mixer tap. Four ring electric hob with extractor fan and integrated double electric oven. Plumbing for dishwasher. Feature vertical radiator. Freestanding fridge. Attractive flagged floor and part tiled walls. Dining room with an attractive south facing view over the rear garden towards Latterbarrow. Glazed door leading into;

Utility/Sun Room

Highly useful room with half glazed roof. Basic selection of wall and base units with stainless steel sink with mixer tap. Plumbing for a washing machine. Feature wood burning stove sat on a slate hearth and double patio doors leading out to the garden.

Living Room

A light dual aspect room with cosy feature open fire with cast iron surround, slate hearth and marble surround. Attractive views towards Todd Crag, Fairfield Horseshoe, Latterbarrow and Black Fell across the south facing garden. TV point, recessed shelving and cupboard.

First Floor

Rear landing leading too;



Shower Room

Spacious white three piece suite comprising of corner shower cubicle, vanity wash hand basin and WC. Partially wall tiled with heated towel rail, extractor fan and incredible views over Red Screes.

Rear Bedroom Three

Small double room with views over the garden towards Latterbarrow.

First floor landing leading to;

Front Bedroom One

Dual aspect master suite room . Useful extensive built in wardrobes. West facing views towards Todd Crag, Wetherlam, Fairfield Horseshoe and Coniston Old Man.

En Suite

Three piece white suite, comprising of corner shower cubicle, WC and vanity wash hand basin. Partially wall tiled. Heated towel rail and electric shave point. Views of Lake Windermere across the south facing garden.

Front Bedroom Two

Generously portioned double room with original Victorian cast iron fire surround. Again, with wonderful views over the garden.

Second Floor Landing

Two Velux windows, exposed beams and useful storage.

Bedroom Four

Spacious light and airy twin room with twin Velux windows giving lovely views of lake Windermere and spectacular view towards Fairfield Horseshoe.

Bedroom Five

Useful double room with vaulted ceiling and exposed beams. South facing views.

From the ground floor, enclosed slate staircase leading to;





Basement/Cellar

A highly useful area with a superb area of storage in this principal room. Would be useful for a study/games room with electric. Slate flagged floor. Ground source pump.

Door leading to;

Garage

Double doors and window. Useful garage area with electric and water. Consumer units, electric metre and photovoltaic solar system. Flagged flooring.

Outside

Delightful yet manageable south facing garden with gravel terrace and gravel footpath with lawned area and vegetable patch. Giving panoramic views towards Todd Crag, Fairfield Horseshoe, Black Fell and Wetherlam to name a few. The property owns half the road with parking for three to four vehicles.

Services

Mains water, electric and drainage. Ground source pump and solar panels.

Tenure

Freehold. Vacant possession on completion.

Directions

From our Ambleside office, continue up Kelsick Road bear right onto Lake Road. Take the first left onto Old Lake road and then first left again follow this road up then take second left into High Gale. The property can be found immediately on the right hand side .

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 £40 + 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.



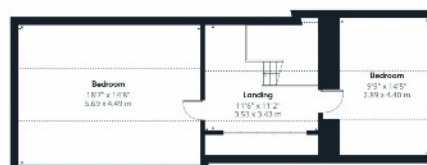
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2510 ft²

233.2 m²

Reduced headroom

287 ft²

26.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	58	77

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.