



Mountain View
Stockghyll Lane | Ambleside | LA22 9LG

 FINE & COUNTRY



Welcome to Mountain View

Nestled in one of the Lake District's most sought-after locations, this detached bungalow presents an exceptional development opportunity to create a truly outstanding home in the heart of Ambleside.

Commanding an elevated position, the property enjoys breathtaking panoramic views across the southern Lake District fells and the sparkling waters of Windermere. The ever-changing landscape provides a spectacular backdrop throughout the seasons, with uninterrupted vistas stretching towards Wetherlam, the Old Man of Coniston, High Crag and Black Fell. Whether enjoying a morning coffee as the sun rises over the fells or watching the evening light glimmer across the lake and surrounding peaks, the setting is truly remarkable and one of the property's defining features.

Now requiring complete refurbishment and modernisation throughout, the property offers buyers the chance to reimagine and transform the existing accommodation into a stunning contemporary residence tailored to their own tastes and lifestyle. Whether as a permanent home, holiday retreat or investment, the potential here is undeniable.

Adding to its appeal, the property benefits from full planning permission, granted in February 2025, for a substantial extension that significantly enhances the existing footprint. To help bring the vision to life, a series of high-quality CGI images have been prepared, illustrating the exciting possibilities for the finished home. These visualizations showcase how the property could be transformed into an elegant, light-filled residence that makes the most of its enviable Lake District setting. Planning Permission Ref: 7/2025/5077.

A further benefit for prospective purchasers is that, having been unoccupied for more than two years, the property may qualify for the reduced 5% rate of VAT on eligible renovation and refurbishment works, rather than the standard 20% rate. Although purchasers should check their eligibility and seek advice from their contractor or professional tax adviser regarding the application of the reduced rate to their proposed works.



Location

Enjoying an enviable position on the edge of Ambleside, this superb property is ideally located within easy walking distance of the town center, offering convenient access to a wide range of independent shops, cafés, restaurants and everyday amenities. Both the popular Force Café and Grove Barn Café are just a short stroll away, providing perfect places to relax and enjoy a coffee or bite to eat after exploring the surrounding fells or spending time in the town.

The property is perfectly placed for those who appreciate the outstanding natural beauty of the Lake District, with the renowned Wansfell Pike walk, one of Alfred Wainwright's celebrated Lakeland routes, beginning just above the property. From gentle riverside strolls to more challenging fell walks, an abundance of outdoor pursuits can be enjoyed straight from the doorstep.

Step Inside

As it stands, the bungalow offers well-proportioned accommodation, providing an excellent foundation for refurbishment and extension.

An entrance porch leads into a spacious open-plan living and dining area, with an additional reception room currently used as a formal dining room. These principal living spaces enjoy fabulous views towards the Lakeland fells, creating a wonderful backdrop and highlighting the property's exceptional setting.

The kitchen is fitted with a range of wall and base units complemented by butcher's block worktops, incorporating a stainless steel sink, a Lamona electric oven with induction hob and an integrated Lamona dishwasher. There is space for a freestanding fridge/freezer, plumbing for a washing machine, and holds the TRO oil-fired boiler.

The bungalow currently provides three bedrooms, comprising two generous double bedrooms, both benefiting from built-in wardrobes and storage cupboards, together with a single bedroom that could equally lend itself to use as a home office or study.

The family bathroom is fitted with a bath, WC and wash hand basin, complemented by a heated towel rail and fully tiled walls and flooring.

To the rear of the property is a practical utility/boot room with an adjoining shower room, providing an ideal space for removing muddy boots and outdoor clothing after enjoying the many walks and outdoor pursuits on the doorstep.







Imagine the potential...

Approached via a private driveway, this exceptional contemporary home would immediately impress with its striking new architecture, combining crisp white rendered elevations, natural timber detailing and expansive glazing that would perfectly frame the surrounding countryside. Dry stone walling and thoughtfully landscaped terraces would create a welcoming arrival, while the elevated position would make the most of the far-reaching rural views.

Stepping inside, the entrance hall would provide an immediate sense of space and light, drawing the eye through the heart of the home towards the dramatic vaulted living area beyond. The open-plan layout would be carefully designed for modern family living, seamlessly connecting the principal reception spaces while maintaining a warm and inviting atmosphere.

The kitchen would form the centrepiece of the home, featuring a substantial central island, sleek contemporary cabinetry and generous worktop space. There would be ample room for everyday family life as well as entertaining, with the dining area positioned to take full advantage of the views through the full-height glazing.

Flowing effortlessly from the kitchen, the impressive living room would feature floor-to-ceiling glazing and a striking glazed gable, flooding the space with natural light throughout the day. A feature fireplace could provide a cosy focal point during the winter months, while large sliding doors would open directly onto the terrace, creating a seamless connection between the indoor and outdoor living spaces.

The bedroom accommodation would be thoughtfully arranged to maximise privacy and outlook. The principal suite could feature a spectacular glazed gable, capturing uninterrupted countryside views and offering the opportunity to wake each morning to the ever-changing landscape beyond. There would also be ample space for a seating area, together with the potential for a luxurious en-suite bathroom and fitted dressing area.

The additional bedrooms would all be generously proportioned, benefiting from excellent natural light and attractive outlooks, making them equally well suited to family members or visiting guests. Contemporary bathrooms would be designed to complement the clean architectural style, combining elegant finishes with practical layouts throughout.



Step Outside

Currently, the property is approached via an off-road parking space and access to a detached single garage.

Surrounding the bungalow are generous, mature gardens that offer an abundance of outdoor space and enjoy a wonderful sense of privacy. A number of seating areas have been positioned to make the most of the peaceful setting and the far-reaching views towards the Lakeland fells, providing the perfect places to relax and unwind throughout the day.

Stone steps lead down through the gardens to the stream below, creating a charming natural feature and further enhancing the property's idyllic Lake District setting. The gardens offer significant scope for landscaping and enhancement, complementing the proposed extension and providing the opportunity to create a truly exceptional outdoor environment.



FURTHER INFORMATION

On the Road

Ambleside	0.5 miles
Hawkshead	5.4 miles
Coniston	8.1 miles
Windermere	4.9 miles
Bowness on Windermere	5.9 miles
Manchester	85.3 miles

Transport links	
M6 J35	20.2 miles
Windermere railway station	5.1 miles
Oxenholme railway station	16.8 miles
Manchester airport	94.8 miles
Liverpool airport	99.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)

Services

Westmoreland and Furness Council – Council Tax band G

Tenure - Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

1 hr, 14 mins	Manchester (Picadilly)
2 hr, 14 mins	London (Euston)
13 mins	Lancaster

Directions

what3words ///melts.exhales.passports

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances.

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.

Places to visit

Whatever the weather, the Lake District has a vast array of attractions to keep all the family entertained:

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck, Allan Bank and Wordsworth House.

Grizedale Forest for events, music and arts

Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere

Jetty Museum, Windermere

Dove Cottage and the Wordsworth Museum, Grasmere

Brockhole on Windermere, the Lake District National Park Authority's visitor centre

Live theatre at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick

Cinemas and live music at Zeffirellis and Fellinis, both at Ambleside and The Brewery in Kendal

Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Sport and recreation

Spa and gym facilities at several local hotels, a gym in Ambleside and of course there is the opportunity for wild swimming in lakes and tarns

Golf courses at Windermere, Crook, Grange over Sands and two at Kendal

For sailing and boating on Windermere try the Royal Windermere Yacht Club and the Windermere Motor Boat Racing Club

Grizedale Forest for endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as the Go Ape tree top courses.

Places to eat

An absolute paradise for any food lover, here are a few local recommendations to suit every occasion and budget:

Informal dining, cafes and pubs

Zeffirellis, Fellinis, Force café and terrace, The Schelly, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, The Flying Fleece, Fresher's Café, Mr H's, Copper Pot Café and Ambleside Tap Yard, all in Ambleside

Joey's Café at Wray Castle, Claife Viewing Station and during the summer at Hill Top

The Drunken Duck Inn, Barngates

Chesters by the River, Skelwith Bridge

The Outgate Inn, Outgate

The Queens Head, The Red Lion and The Sun Inn, all in Hawkshead

Cuckoo Brow Inn, Far Sawrey

Tower Bank Arms, Near Sawrey

Fine dining restaurants

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

Forest Side Hotel, Grasmere

Schools

Primary

Ambleside CoE Primary School

St Martin & St Mary Church of England Primary School, Windermere

Hawkshead Esthwaite Primary School

Windermere School (Independent)

Secondary

Windermere School (Independent)

The Lakes School, Troutbeck Bridge

John Ruskin School, Coniston

Further Education

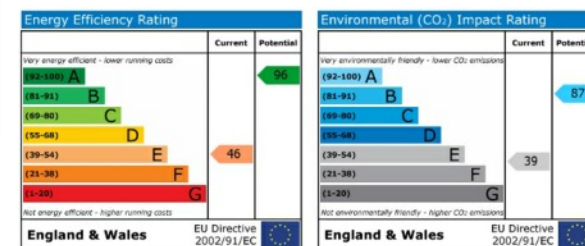
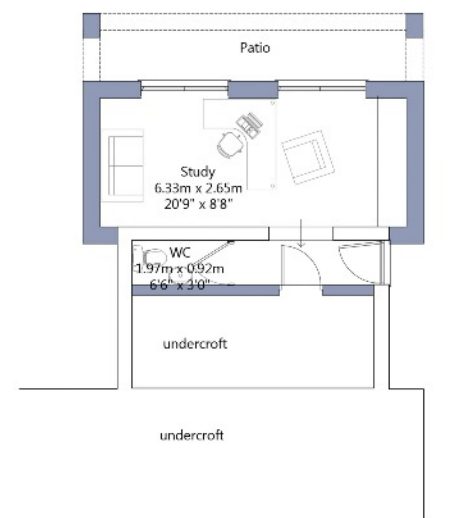
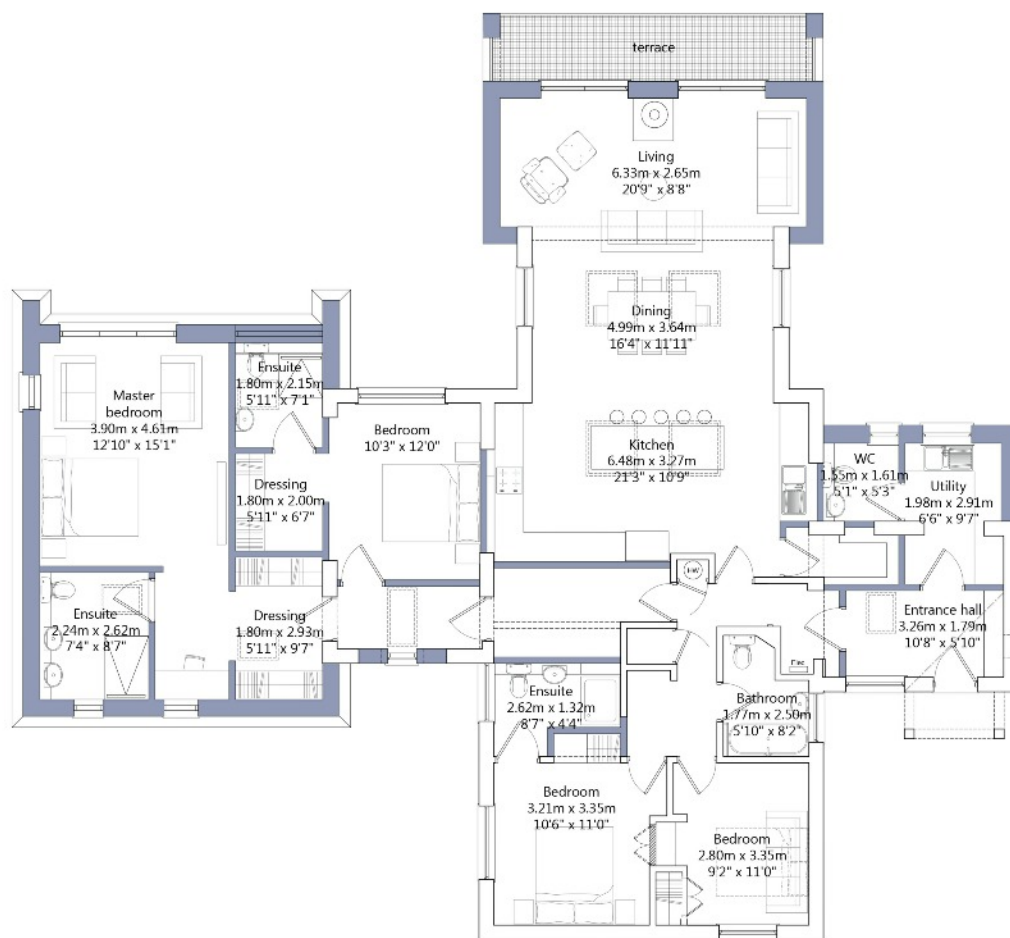
Kendal College

University of Cumbria (campus in Ambleside)

Great walks nearby

Whether you like to amble, stride out or climb, there is a footpath or trail for you. The Lake District has 214 Wainwrights fells to tick off the list, close to The Boat House there are Loughrigg, Black Fell, along the Langdale Valley to Elterwater and around Tarn Hows.

There is also a super lakeside walk from Hawkshead to Wray Castle with pleasant walks to Hawkshead Hill and up Claife Heights where you'll be rewarded with stunning views of Lake Windermere.

[illegible]

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals. Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated, courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

Fine & Country Lakes & North Lancs
Tel: 01539 733500
sales@fineandcountry-lakes.co.uk

