



Pull Woods

£400,000

Heather Cottage, 2 Wykefield Cottages, Pull Woods, Ambleside, LA22 0HY

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Tastefully decorated throughout, and with a lovely rear garden, the cottage is the perfect weekend hideaway, or indeed, a permanent home.

Quick Overview

- Two bedroomed semi-detached cottage
- Modernly decorated throughout
- Currently a successful holiday let
- Rear garden and front patio
- Quiet location between Ambleside and Hawkshead
- Attractive Lakeland stone building
- Private EV charging point
- Off road parking
- No chain
- Superfast Broadband available



2



1



1



TBC



Superfast
Broadband
Available



Off Road
Parking

Property Reference: AM4219



Living Room



Living Room



Living/Dining Room



Kitchen

Come into the home through the entrance porch, with charming exposed timber lintels, and a small window to illuminate the space. The open plan living/dining room is warm and welcoming; the key features include the beautiful flagstone flooring, and the log burner which is set on a flagstone hearth, underneath a timber mantle. The living room benefits from a large window, with a comfortable window seat, and built-in bookshelves. The room has two large built-in cupboards, providing plenty of discreet storage space. Enjoy family dinners in this cosy space, with room for a full dining table.

The kitchen is fitted with modern base units, having granite worktops, and a colorful tiled splashback above the Zanussi oven, with 5 ring gas hob. Washing dishes at the large Belfast style sink will feel less like a chore, when you can see the view to the rear garden through the large window! A cupboard houses the Ideal boiler, and there is an under-counter Whirlpool fridge, and a slimline dishwasher. A door leads to the rear of the property, and the utility room. The utility is a hugely useful space, which currently accommodates a large Belfast style sink, and lots of shelf storage; there is also space and plumbing for a washing machine and tumble dryer. The large window allows for natural light to fill the room and the radiator makes it the perfect 'drying room'. The utility can be accessed from the path around the side of the property.

Upstairs, there are two well-sized bedrooms and the family shower room. Bedroom one is a sunny double room, with a view over the front of the property. Alcove space provides room for a dressing table or wardrobe, next to the lovely window seat, and a built-in cupboard has space for storing clothes. Bedroom two is currently a twin bedroom, but could easily be a single room or a smaller double. It enjoys views over the back garden and beyond from the two windows, which ensure the room is beautifully bright. There is space for a full sized wardrobe, and the room could even become the perfect office for those working from home.

The modern shower room has partially panelled walls, and includes a large walk-in shower cubicle, with both rainfall and handheld showerheads. An LED mirror is found above the pedestal wash hand basin, and the room includes a WC and heated towel rail, as well as a useful corner cabinet.

Outside, the rear garden is mostly laid to lawn, with some small shrubs and bushes, and beautiful countryside views. Enjoy a morning coffee sitting out on the garden furniture, and listen to the birds singing in the fields behind the property. The path around the side of the house takes you out to the front patio, parking, and shed. There is a Pod Point EV charger in the driveway.

There is a footpath directly opposite the cottage, on the other side of the road, with lovely walks and cycle routes to both Ambleside and Hawkshead. The cottage is on local bus routes, making it very easily accessible, and the perfect place to be for those who love to explore the Lakes!

Accommodation (with approximate dimensions)

Entrance Porch

Living/Dining Room 13' 2" x 20' 6" (4.01m x 6.25m)

Kitchen 10' 3" x 7' 6" (3.13m x 2.3m)

Utility 5' 4" x 8' 10" (1.65m x 2.7m)

Bedroom One 9' 4" x 10' 5" (2.86m x 3.2m)

Bedroom Two 13' 3" x 7' 0" (4.06m x 2.14m)

Shower Room

Property Information

Tenure Freehold.

Business Rates We understand the property to have a rateable value of £2,650 with the amount payable to Westmorland and Furness Council for 2026/27 being £1,322.35. Small Business Rate Relief may also be available.

Services The property is connected to mains electricity, gas central heating, private spring water, and uses a shared septic tank.

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Broadband Superfast Broadband available - Openreach network.

Mobile Services Good service from Vodafone, EE, Three and O2.

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

Directions Leave Ambleside on the A593 heading towards Coniston, turning left over the River Brathay onto the B5286 signposted for Hawkshead. After approximately 0.8 miles, the turning for the property will be on the right hand side with the driveway for Heather Cottage.

What3Words ///lifestyle.mystified.pint

Viewings Strictly by appointment with Hackney & Leigh.

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Bedroom One



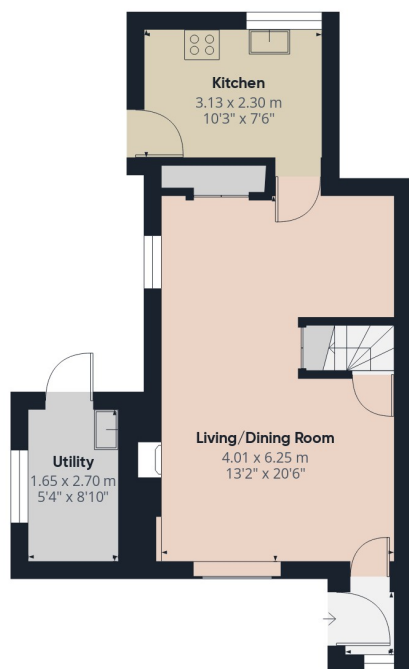
Bedroom Two



Rear Elevation



Garden

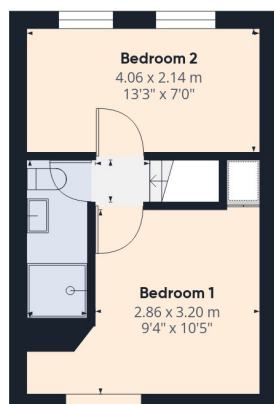


Floor 0

Approximate total area⁽¹⁾

62.6 m²

672 ft²



Floor 1

(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.

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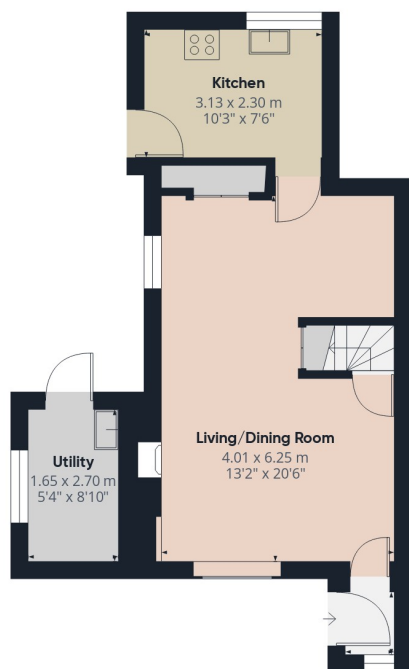
Bedroom Two



Rear Elevation



Garden

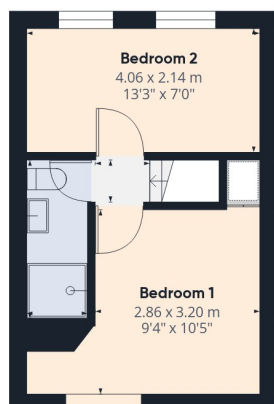


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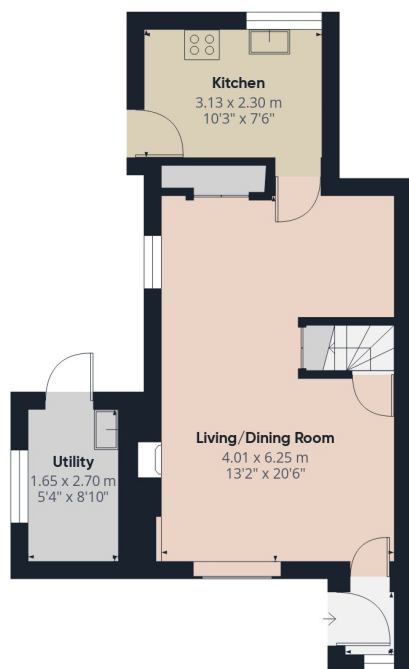
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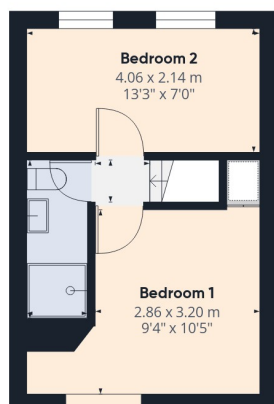


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