



Busk House

Blue Hill Road, Ambleside, LA22 0AN

Guide Price £900,000

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The ground floor benefits from a large south facing entrance hall, living and dining room and snug, with an excellent kitchen on the half landing, along with three double bedrooms, including two en suites and a house bathroom, plus a boot room.

A tastefully presented, light and airy home with numerous feature vaulted ceilings and modern timber beams, the property has been modernised and improved by the current owners to create a delightful family home. It benefits from full double glazing, new bathrooms, a useful boot room and a car port.

The property is enviably positioned in an elevated setting on Blue Hill Road, a popular residential area on the far side of Ambleside, on the lower slopes of Wansfell Pike. It enjoys lovely far reaching panoramic fell and countryside views. Nestled within approximately one third of an acre, the manageable fellside garden offers various vantage points over the village. In addition, there is ample private parking, including an open double car port.

The property is well positioned for all village amenities, including a wide variety of shops, restaurants, churches and a primary school. There are endless fell and countryside walks from the doorstep.



Accommodation

Entrance

Quality composite front door offering a characterful and welcoming entrance with traditional flagged stone flooring. Consumer units are neatly concealed, while sliding oak doors house the washing machine and freezer.



Living Room

A lovely, well proportioned light and airy south facing room. Feature wood burning stove, set on a slate hearth and surround. Recessed book shelving with additional fitted bookshelf. Shuttered windows, vintage cast iron style radiators and glazed door.

Leading into;

The Snug

A bright dual aspect room enjoying lovely natural light. A wood burning stove, set on a slate hearth, complemented by recessed shelving and TV point. Patio doors open onto the terrace, perfectly framing views towards Todd Crag, The Old Man of Coniston and Wetherlam. Steps to half landing :



Kitchen

Feature vaulted ceiling light and airy room with triple aspect. A superb selection of cream gloss wall and base units. Breakfast bar with pendant lighting and quartz worktops. Inset stainless steel 1.5 bowl sink unit with Quooker mixer boiling and filtered water tap. Integrated appliances include dishwasher, low level induction hob and single gas burner, under counter fridge, microwave/oven, warming drawer oven and steam oven. Three carousel units. Rear door and feature vertical radiator.



Half landing with primary hallway leading to:



Master Bedroom One

A delightful triple aspect double bedroom with a feature vaulted ceiling, creating a bright and airy space. Television point. Stunning views towards Todd Crag, Wetherlam and the Old Man of Coniston. The room has been cleverly divided to create a highly useful office space with a comprehensive arrangement of shelving and desk area. Timber beams. Dressing area with fitted triple wardrobes featuring mirrored sliding doors, views over the garden and slate windowsills. Loft hatch.



En Suite

A stylish three piece white suite comprising a double oblong shower cubicle with chrome rain head shower and attachment, wall hung WC and countertop vanity wash hand basin with wall mounted taps and additional slate shelf. Fully tiled flooring, majority tiled walls, mirror, heated towel rail and extractor fan.



Bedroom Two

A well proportioned double room with south facing views over towards the lower slopes of Wansfell Pike and Latterbarrow. Useful fitted double wardrobes with sliding mirrored doors.



Ensuite

Three piece white suite comprising of double oblong shower cubicle with chrome rain head shower and shower attachment, WC and vanity wash hand basin. Majority wall and floor tiled, heated radiator, illuminated mirror and extractor fan.

Bedroom Three

A good sized double room with substantial fitted wardrobes and wonderful views towards lower slopes of Wansfell Pike, Latterbarrow and Black Fell.



House Bathroom

Contemporary white suite comprising of duo panelled bath with rain head shower over, vanity wash hand basin and WC. Illuminated mirror, extractor fan, partial wall tiled, fully floor tiled with heated towel rail.



Storage Cupboard

Highly useful airing cupboard with shelving.
Landing leading down to

Boot Room

A semi glazed composite door into a light and airy room triple aspect room with feature vaulted ceiling creating a light and airy space. Quality tiled flooring and stunning panoramic views toward Wansfell Pike, Latterbarrow and Black Fell in the distance. Superb quality oak fitted units, oak bench seats providing useful seating and neat storage. Chrome hanging rails and cast iron style radiator. Leading to:

Outside

Approached via a private drive with generous parking facility, outside shed, log storage and an attached:

Rear Car Port

Traditional Douglas Fir frame double car port with parking for two cars with additional parking on the drive.

Although positioned in a plot extending to approximately 1/3 of an acre the grounds are relatively low maintenance as the gardens are sloping fellside gardens i.e with an abundance of wild flowers meandering footpaths. There are a couple of private terraces and numerous vantage points all providing beautiful panoramic views towards the surrounding fells

including Todd Crag, Wansfell Pike, Wetherlam and Black Crag to name a few and Lake Windermere from the upper levels of the garden.

Tenure

Freehold. Vacant possession upon completion.

Services

All mains connected with gas central heating.

Council Tax Band

F

Broadband

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

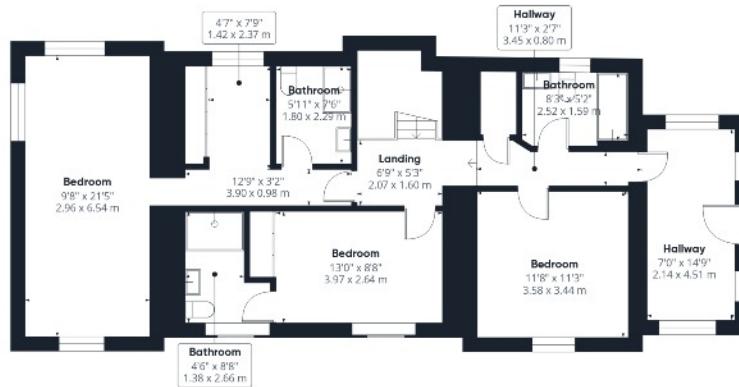
Directions

From our office, proceed up Kelsick Road, turn right onto Lake Road and immediately left onto Old Lake Road. Proceed for approximately 200 metres then bear left onto Blue Hill Road, go round a sharp corner and the property can be found approximately 100 yards on the left hand side.

What3words://factualy.standard.outsiders

Approximate total area⁽¹⁾1747 ft²162.5 m²

Reduced headroom

11 ft²1 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		74
(55-68) D	62	
(39-54) E		
(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.