



Low Whitestones

Fair View Road, Ambleside LA22 9EE

Price £290,000

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A stunning, self-contained one-bedroom ground-floor cottage apartment set within a picturesque 17th-century Grade II listed building. Nestled in the heart of Ambleside's historic conservation area, this charming property effortlessly combines authentic period features including exposed timber beams, flagstone floors, and an open stone fireplace with high-quality modern fixtures and fittings.

Currently operating as a well-established and highly successful holiday let generating an annual gross income of approximately £23,500. Offered for sale as a going concern, complete with forward bookings and the majority of contents included for a seamless transition.

Superbly positioned for all village amenities, a vibrant selection of independent shops, traditional pubs, and acclaimed restaurants are just a short walk away, alongside endless Lake District walking routes directly from the doorstep.



Accommodation

Ground Floor

Private entrance leading directly into the property.

Open plan Lounge/Kitchen/Diner

A beautifully presented, character-filled dual aspect room showcasing exposed timber beams, partial flagstone flooring, and a focal stone fireplace. Features an attractive window seat, alcove shelving with oak detailing, a subtle utility alcove housing the electric meters and consumer unit, and a TV point. The kitchen area is fitted with quality Shaker-style wall and base units, a stainless steel sink with mixer tap, and matching upstands. Integrated appliances include an electric oven, gas hob, extractor hood, fridge, and dishwasher.



Utility Room

A highly practical separate utility space fitted with base units, worktops, a washing machine with integrated dryer, and a compact freezer, set over original flagstone flooring. Houses a newly installed wall-mounted Worcester gas central heating boiler.

Bedroom

A cosy, characterful king-size bedroom featuring exposed ceiling beams, a striking exposed stone feature wall, a deep window seat, and an original stone lintel with mantelpiece.



En-suite Bathroom

A stylish, well proportioned three-piece white suite comprising a panelled bath with shower over, vanity wash hand basin, and WC. Fully tiled flooring, majority wall tiling, heated towel rail, extractor fan, and exposed beams.



Outside

Small slate bench situated to the left of the front entrance.

Services

All mains services are connected. Gas fired central heating.

Tenure

Shared Freehold (with High Whitestones directly above). Held on an underlying lease with over 900 years remaining.



Directions

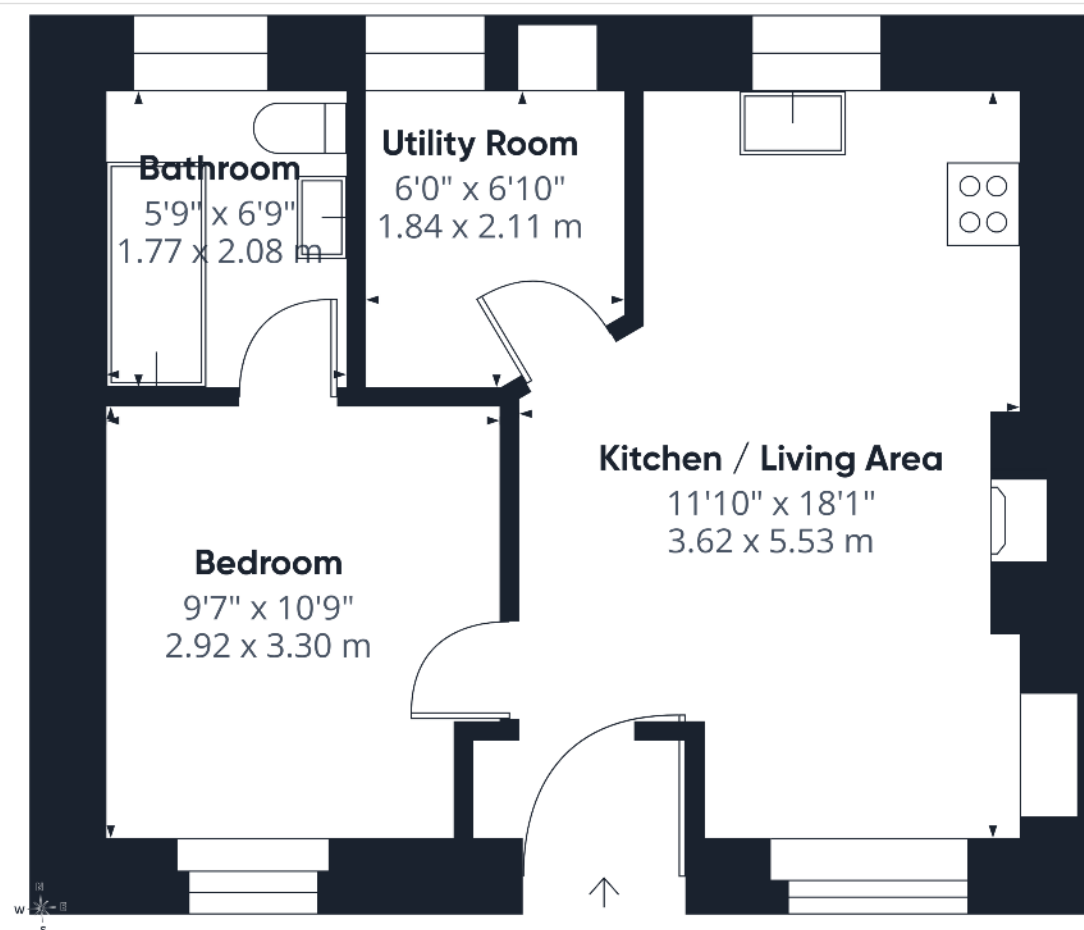
What3words///stunning.croustons.beam

Business Rates

£1,825. (actual amount payable £850.45 per annum). Eligible buyers may qualify for up to 100% Small Business Rates Relief via Westmorland and Furness Council.

Broadband

Telephone and broadband currently supplied by TalkTalk. Prospective purchasers are advised to verify coverage via checker.ofcom.org.uk.



Approximate total area⁽¹⁾
 392 ft²
 36.4 m²

(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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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.