



Rose Mount

Wansfell Road, Ambleside, Cumbria, LA22 0EG

Guide Price £675,000

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Rose Mount is a highly versatile, attractive and well proportioned detached three bedroom, two bathroom property with a separate one bedroom annex with private access. The property was built in 1929 in the distinctive Art Deco style on a desirable and well proportioned plot. The property enjoys a particularly appealing south facing aspect, with a number of rooms benefiting from lovely views across the gardens and surrounding Lakeland countryside.

A versatile property that will appeal to a wide range of buyers, whether as a family home, a retirement property or a main residence. It would equally lend itself to use as a second home or holiday let, offering excellent flexibility to suit a variety of lifestyles and requirements. Having the significant advantage of a self contained studio apartment situated beneath the main house. This has been used by the current owners on an ad hoc basis for bed and breakfast and holiday lets for 25 years, providing an opportunity for an additional income stream. Equally suitable as a great hobby room or home office. We are advised the annex could generate circa £25,000 as a holiday let and the main house could generate £40,000-£50,000 per annum. The property enjoys a wonderful garden, attached garage and off road parking. The property has no onward chain.

Superbly situated within easy walking distance of the centre of the highly sought after town of Ambleside, Rose Mount occupies an enviable position in the heart of the Lake District National Park. Ambleside attracts visitors throughout the year and offers an excellent range of shops, restaurants, public houses, churches and medical facilities, all within a few minutes' walk of the property.

The surrounding area provides an outstanding choice of fell and country walks, with beautiful Lakeland scenery readily accessible from the doorstep.



Accommodation

Ground Floor

Entrance Vestibule

UPVC front door leading into the vestibule, with original Art Deco style door opening into a wide reception hallway. Attractive Art Deco staircase with useful understairs storage cupboard.



Rear Hall/Utility

Plumbing for washing machine and dryer with useful storage cupboard. Glazed UPVC front door providing access on to driveway and access to rear garden. Linoleum flooring.



Cloakroom

WC and wash hand basin.



Kitchen

A contemporary selection of grey handleless gloss wall and base units, stainless steel 1.5 sink unit with mixer tap, complimenting worktop, electric cooker point and extractor. Worcester wall mounted boiler concealed. Part tiled walls and grey wood effect Karndean floor. Super views over the front garden towards Fairfield and St Mary's Church.



Lounge

An excellent, generously proportioned dual aspect reception room, enjoying an abundance of natural light and attractive south facing views across the gardens towards Black Fell. TV point.



Dining Room

A well proportioned dining room featuring a further selection of grey handleless gloss base units and alcove cupboards with worktops. The room enjoys an attractive south facing aspect, with lovely views across the generous garden and patio towards the lower slopes of Wansfell Pike. Laminated wood effect flooring. TV and telephone points, together with a rear UPVC glazed door opening onto steps leading down to the patio. Double glazed doors open into the living room.

First Floor

Stairs, flooded with light with full height window providing an airy feel. Landing, with loft hatch providing access to the roof space.

Rear Bedroom One

A spacious double bedroom with recessed alcoves. Enjoying a particularly attractive south facing outlook across the garden towards Loughrigg and Black Fell. Telephone point.



Bedroom Two

A further double bedroom benefiting from an attractive south facing aspect and two useful built in wardrobes.



En-suite Shower Room

A three piece suite comprising corner shower cubicle, WC and vanity wash hand basin. Part tiled walls and extractor fan.



Front Bedroom Three

A well proportioned double bedroom with built in triple wardrobe, dual aspect windows, providing excellent natural light and pleasant outlook.



Bathroom

A contemporary four piece white bathroom suite comprising panelled bath, corner shower cubicle, WC and vanity wash hand basin. Part tiled walls, heated towel rail and electric shaver point.

Self-Contained Studio Apartment

The self contained studio is independently accessed from the rear garden via a UPVC door opening onto a split level landing, providing a useful degree of privacy and flexibility.



Shower Room

Step up to, shower cubicle, vanity wash hand basin and WC. Further features include a heated towel rail, extractor fan, part tiled walls and skylight providing natural light.

Kitchen/Lounge/Bedroom

Basic selection of kitchen base units with stainless steel sink unit. Part tiled and panelled walls, built in wardrobe, TV point and concealed gas and electric meters. Window overlooking the garden.



Outside

The property is approached via a private gated tarmacadam drive providing parking for at least four vehicles. Outside tap.

Garage

With up and over door, electric, with window and rear door to garden.

Garden

The front garden has a small lawn with selection of shrubs and bushes with side access to the rear split level garden with attractive lawn and substantial patio area. The garden has a south facing aspect giving lovely fell and country views. There are a good variety of shrubs and bushes. Greenhouse and undercroft providing superb storage facility.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

F

Services

Mains gas, water, electric and drainage

What3words:///saved.limo.qualify

Broadband

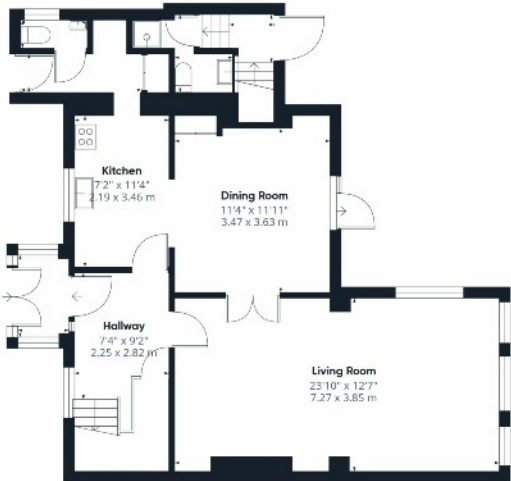
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor -1



Floor 0



Floor 1

MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾
1418 ft²
131.8 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.