



Flat 1, Gale Rigg House

Gale Rigg, Ambleside, LA22 0BA

Guide Price £395,000

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A generously proportioned two bedroom self contained ground floor apartment. The accommodation offers a delightful light and airy feel with high ceilings with the majority of rooms enjoying magnificent west facing views towards Loughrigg and Fairfield Horseshoe. Although the property would likely benefit from modernisation it offers a superb space and could easily accommodate two bathrooms. The accommodation provides an ideal opportunity for a home or weekend retreat which offers privacy and peace of mind in an enviable position with stunning fell views. Offering a garage, parking, private terrace and private front entrance as well as the use of a communal lawned garden.

Gale Rigg is a highly popular development which was originally constructed circa 1870 as a private home and later used as a school. In the early 1970's Gale Rigg was developed into ten individual apartments with small but well tended gardens, in addition to a superb south facing communal lawn to the front. Each of the apartments have garaging and number 1 has an excellent position at the front of the building on the ground floor with it's own private entrance.

Part of a splendid Lakeland property on a private road, in a gently elevated position above the most popular of Lakeland towns. The apartment has a wonderful aspect enjoying fantastic panoramic views over the town to the surrounding fells including Loughrigg, Fairfield and Coniston Old Man. Whilst it is in a peaceful gently elevated location it is still extremely convenient to enjoy all the facilities the village has to offer including an excellent variety of shops, restaurants, library, church, post office etc.

Gale Rigg is an attractive period property and the Management Company is very active and well run.



Accommodation

Painted railings and slate steps up to;

Canopy porch leading to front stable door with bulls eye window.



Porch

Slate tiled floor and mounted gas central heating boiler with lovely view towards Wansfell Pike and Lake Windermere.



Step up into

Kitchen

Selection of cream wall and base units. Display cabinets, basket drawers, glass shelves and wine rack. 1.5 stainless steel sink and mixer tap. Four ring electric hob and double electric oven. Integrated Bosch dishwasher, under counter fridge and freezer. Freestanding washing machine. Slate tiled floor and partially tiled walls. Sliding glazed door leading to hallway.



Living Room

Stunning dual aspect room with feature bay window with original wooden shutters giving amazing west facing views towards Todd Crag, Black Fell, Old Man of Coniston and Wetherlam over the private terrace. High ceiling, cornice and useful shallow storage cupboard. Mock feature fireplace with oak mantel surround with slate hearth.



Hallway

With high ceiling, cornice and internal door leading into communal reception area.



Bedroom One

Spacious light and airy double room with stunning west facing views over the terrace with original wooden shutters.



Bedroom Two

Spacious twin room with high ceiling, borrow light with west facing views.



Cloakroom

WC and pedestal wash basin. Heated towel rail and wall mounted mirror. Fully tiled walls. Large shelved airing cupboard housing the consumer unit.



Bathroom

Four piece white comprising of corner shower cubicle, panelled bath, pedestal wash basin and WC. Fully tiled walls. Heated towel rail, wall mounted full height mirror.



Basement

Accessed via the communal entrance providing a highly useful private store room for Number 1. It may be possible to incorporate into the main apartment subject to relevant permissions.



Outside

The property benefits from well tended communal gardens including a former tennis court which provides a delightful sunny seating area and also enjoys fine views over the town and surrounding fells. Private single garage plus a parking space for one car in front of the garage. There is also additional gravelled parking area. There is the benefit of a private terrace and a small decked area outside of the property giving fantastic western views towards Loughrigg and Fairfield Horseshoe.

Services

All mains services connected. Gas central heating.

Please Note

No commercial holiday letting is permitted.

Tenure

Leasehold. Original 999 years from 1971. Each apartment owner is a shareholder in The Management Company which also owns the Freehold, they arrange general exterior maintenance of the building, buildings insurance and gardening. The cost for number 1 Gale Rigg last year was £2609.20.

Council Tax Band

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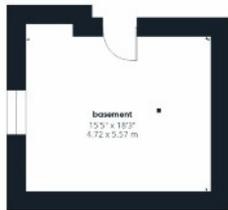
Broadband

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



Directions

What 3 words///deliver.siblings.ultra



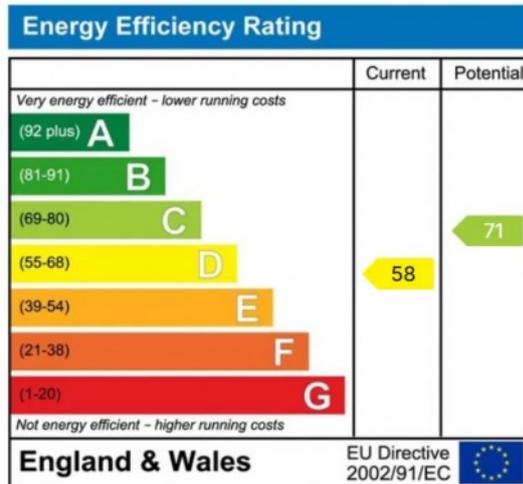
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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.