



Couter Cottage

1 Church View, Chapel Stile, LA22 9JJ

Guide Price £375,000

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The sale represents an ideal opportunity to purchase, a traditional two bedroom mid terrace characterful Lakeland cottage. The property offers a wealth of original features including exposed beams and stone fire place. Well proportioned rooms and accommodation throughout although it may benefit from some modernisation. It enjoys delightful views towards the Church and west facing views over the village towards Lingmoor Fell. In addition there is an ideal small terrace to the rear and one to the front as well a stone store and communal drying area.

The property would suit a variety of buyers whether as a weekend retreat/holiday home, holiday let or retirement property. The property has previously been used as a well established holiday let and we are advised it should generate an annual income of circa £31,000 as a holiday let.

Situated in the quiet village of Chapel Stile in the Langdale Valley in the heart of the Lake District National Park. In a popular position with lovely fell and country views towards Lingmoor fell and surrounding Lakeland countryside, with endless fell and country walks from the doorstep. The property is close to a variety of village amenities including local general store/café and public house. Ambleside is four miles away where there are a wider range of amenities including numerous shops, highly regarded restaurants, three cinemas, Church, recreational park and lakeland inns etc.



Accommodation

Glazed front door leading to:

Living Room

16'1 x 10'10 (4.90 x 3.31 m)

Dual aspect room with open fire place with tiled hearth and oak mantle piece with traditional Lakeland stone surround. Exposed beams, a panelled heater, open staircase and rear glazed door providing attractive views towards Lingmoor Fell.



Kitchen

16'2 x 2.46 (4.92 x 2.46 m)

Open plan kitchen/diner with a basic selection of wall and base units, sink with a mixer tap, electric cooker point with extractor fan, plumbing for washing machine and dishwasher, part tiled floor with exposed beams, a panelled heater with concealed consumer unit.



First Floor/Landing

Lovely views towards Lingmoor Fell with exposed beams and additional night storage heater.

Rear Bedroom One

9'8 x 8'9 (2.94 x 2.97 m)

Double room with view over adjacent paddock with view towards Lingmoor Fell. Exposed stone feature window recess and characterful lintel. Airing cupboard with shelving housing the cylinder.



Front Bedroom Two

12,9 x 7,8 (3.88 x 2.34 m)

Twin room with built in wardrobe with shelving, cupboard housing water tank and view over the front from the window seat towards the Church.

Bathroom

Three piece white suite comprising of duo panelled bath with electric Mira shower over, pedestal wash hand basin and WC. Electric wall fan heater, extractor fan and part tiled. View of the Church and exposed beam.

Outside

The property has a small paved area. To the rear there are steps leading down to a small patio overlooking adjacent paddock with views towards Lingmoor Fell. There is a communal drying area and private stone store (2.84m x 3.31m) providing a useful storage facility. Parking available at the front of the property.

Services

Mains water, electric and drainage. Night storage heating.

Tenure,

Freehold.

Directions

From Ambleside head west on the A593 signposted Langdale and Coniston, once you have got to Skelwith Bridge turn right just before the Skelwith Bridge Hotel, continue for approximately three miles into Chapel Stile passing the Co-op/general store on the right hand side, then bear to the right and then left. The property is second on the left opposite the small common area.

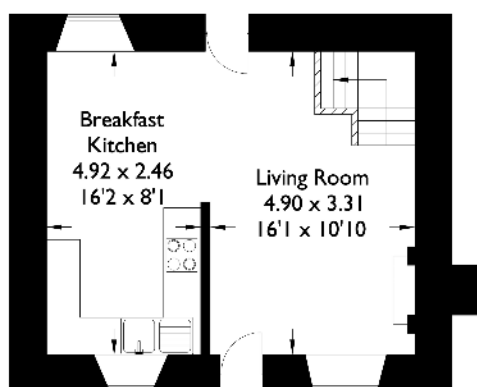
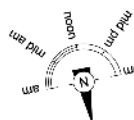
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Rateable Value

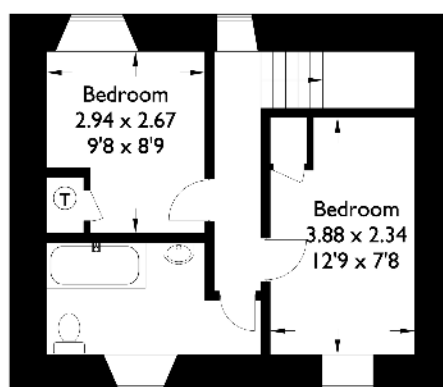
£2400. Actual amount payable £1197.6 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333

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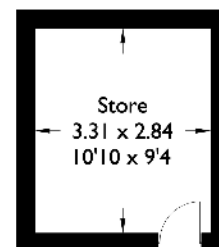
Approximate Gross Internal Area : 58.30 sq m / 627.53 sq ft
 Store : 9.40 sq m / 101.18 sq ft
 Total : 67.70 sq m / 728.71 sq ft



Ground Floor



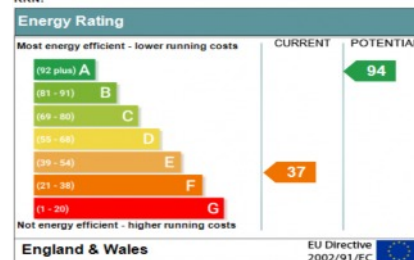
First Floor



Store

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Address: 1 Church View, Chapel Stile, AMBLESIDE, LA22 9JJ
 RRN:



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.

