



# 1 Undergarth

Chapel Stile, Ambleside, LA22 9JG

Guide Price £430,000



# 1 Undergarth

## Chapel Stile, Ambleside

This little gem, represents an ideal opportunity to purchase, a characterful and traditional two bedroom end terrace Lakeland built cottage. A lovely well presented property, with character features such as feature fire place, double glazed wooden windows, and wide bare floorboards in the upstairs rooms. Enjoying a delightful south west facing open view over the village towards the surrounding countryside, with ideal low maintenance garden.

The property would suit a variety of buyers whether as a weekend retreat/holiday home, holiday let or for first time buyers. We are advised it should generate an annual income of circa £30,000 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 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.

Please note the property does not have any designated parking.



## 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 right again and proceed up the hill the property can be found at the end of the terrace of three. To access the front of the property go through the blue gate on the right and walk to the end of the terrace of three.

## Accommodation

Front double glazed door leading into enclosed vestibule with window sill and attractive slate tiled floor. Internal glazed door leading to:

### Living Room

*17'7 x 11'3 (5.36m x 3.44m)*

Cosy and welcoming dual aspect room with Morso multi fuel stove set on a slate hearth with slate lintel and feature window seat with double glazed sash windows providing panoramic views towards Lingmoor Fell and the surrounding countryside. A small side window allows additional light to the rear and wall light. Storage heater.



### Kitchen

*10'3 x 6'11 (3.12m x 2.10m)*

A selection of wall and base units with stainless steel sink with mixer tap and black marble effect laminate work top. Integrated appliances include four ring electric hob, extractor, eye level double oven and Stoves microwave. Open housing unit with free standing fridge freezer. Deep inset window sill. Fully wall tiled and brick effect linoleum. Concealed consumer unit. Under stair cupboard providing useful storage.



### Utility Room

*7'3 x 3'7 (2.21m x 1.09m)*

Plumbing for washing machine, and space for freezer and dryer if required.

Curved staircase leading to:

### First Floor

Landing with rear glazed door, leading to;

### Bedroom One

*14'2 x 8'5 (4.33m x 2.57m)*

Attractive double room with window seat giving panoramic views towards Black Fell, Lingmoor and surrounding countryside. Built in double wardrobe. Storage heater.



### Bedroom Two

*9'11 x 9'3 (3.01m x 2.81m)*

Good size single room with cupboard housing water cylinder and providing shelving. Window seat giving panoramic views towards Black Fell, Lingmoor and surrounding countryside. Storage heater.

### Shower Room

Three piece suite comprising of shower cubicle, inset wash hand basin with traditional style taps, black quartz top and WC. Deep inset windowsill and inset lighting. Fully wall tiled with heated towel rail.

### Outside

Steps lead down to a split level paved private patio providing a low maintenance garden with an attractive selection of planted shrubs and bushes and surrounded by hedges. Perfect for al fresco dining and enjoying the views in the summer months. Detached stone store with solid concrete floor providing a very useful and generous storage facility. Access at the side via a very narrow path takes you up to the road where access to the rear of the property is, through a glazed door into the landing of first floor.

### Services

Mains water, electric and drainage. Electric storage heating.

### Tenure

Freehold. Vacant possession on completion.

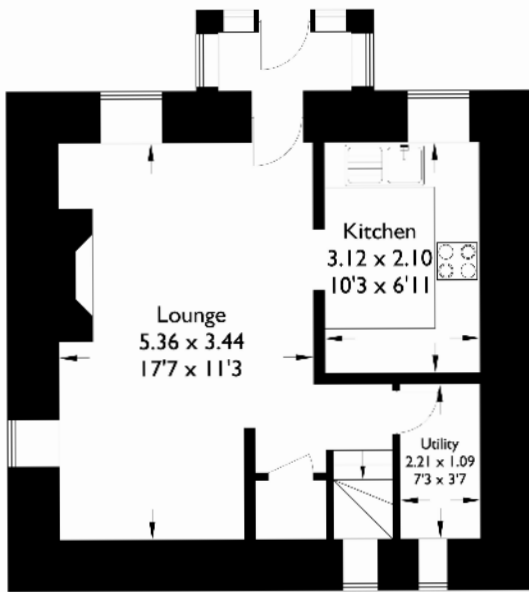
### Council Tax Band

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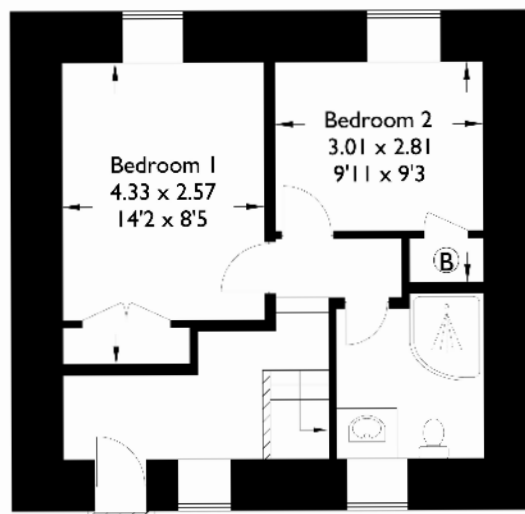


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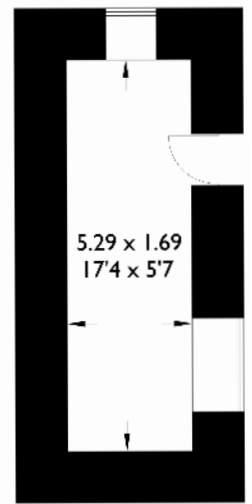
Approximate Gross Internal Area : 63.68 sq m / 685.44 sq ft  
 Outbuilding : 8.94 sq m / 96.22 sq ft  
 Total : 72.62 sq m / 781.67 sq ft



Ground Floor



First Floor



Outbuilding

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.

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.

