



# Ghyllbank

North Road, Ambleside, LA22 9DT

Guide Price £800,000



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North Road, Ambleside

Ghyllbank is a charming, traditional stone-built detached property and commercial unit nestled in a picturesque riverside location. This delightful three-bedroom home has the advantage of an excellent commercial premise, making it an ideal space for designers and makers. With its well-preserved and spacious layout, reminiscent of a classic Lakeland cottage, Ghyllbank offers a perfect choice for either a permanent residence or a holiday home/let. Interestingly, historical records suggest that the property might have served as a brewery in the 17th century and later, from 1860 to 1991, it operated as a local printing factory. Significant improvements have been made to the commercial building, creating exceptional premises with A1& B1 usage classification.

The property offers a promising opportunity for a renovation project, as previous owners have taken steps to seek planning permission for converting the commercial unit into four three- bedroom properties. The available space within the property provides a good amount of room for a potential remodel.

Ghyllbank enjoys a prime location at the heart of Ambleside's conservation area, offering easy access to the main village area just a mere 30 seconds away. The village is adorned with a diverse range of charming shops, warm and welcoming cafes, and unique artisan boutiques. It features a variety of intimate tearooms, family-operated eateries, and lively pubs that serve up delicious and hearty cuisine. Nestled in a picturesque riverside setting along Stock Ghyll, the property provides convenient parking, well-maintained gardens, and captivating views overlooking the river towards the stunning Loughrigg landscape.







### Accommodation

Upon entering through the front entrance, you'll be welcomed by a hall featuring a slanted roof and a slate porch, providing an ideal space for storing shoes and outdoor essentials. A well placed window faces the kitchen, allowing natural light to filter through. The hall seamlessly leads to the front door to:-

### Living Room

*17'9 x 13'6 (5.40m x 4.11m)*

A bright lounge thanks to the expansive partially glazed bay window that offers views towards Loughrigg. On colder days, the slate open fire provides comforting warmth. Conveniently, a cupboard houses the hot water tank and offers additional storage space. Four wall mounted lights illuminate the area, while a handy ledge above the door frame to the hall presents more storage opportunities. Additionally, the room is equipped with TV and telephone points for your entertainment and communication needs.



### Dining Room

*16' x 13'3 (4.87 x 4.03m)*

The dining room space offers remarkable versatility. Abundant natural light fills the room, courtesy of the dual aspect windows that provide picturesque views of the river and the sky lights from the ceiling. The charm of exposed wooden beams across the ceiling adds character to the ambiance.





## Kitchen

19'3 x 6'6 (5.55m x 1.89m)

A dual aspect room boasts both style and functionality, featuring wall and base units. The kitchen is equipped with a convenient one and a half bowl stainless steel sink unit with a mixer tap, along with an integrated four-ring electric hob and electric oven. The space is enhanced by partial tiling, a Velux window, and a slanted roof, infusing the room with a bright and airy atmosphere. Ample storage shelves, cupboards and a wine rack, You will also find plumbing for both a washing machine and dishwasher.



## Bathroom

A three-piece white suite, including a pedestal wash hand basin, WC and a panelled bath with a Mira shower overhead. The walls are full tiled. Benefiting from an electric shaver point and an extractor fan. Natural light streams in through an obscured window, complemented by a large ledge for your bathroom necessities.



## Bedroom One

13'3 x 11'7 (4.03m x 3.52m)

The first bedroom is a spacious double bedroom offering delightful views over the river towards Stockghyll from one window and views of the back garden area from another. This bedroom features a walk-in wardrobe, allowing for sufficient storage of belongings. The room boasts an en-suite, comprising a three-piece white suite with a pedestal wash hand basin and a shower cubicle equipped with a Mira shower. The en-suite has partially tiled walls, an extractor, and an electric light/shaver point for your comfort.

Taking the stairs down from the dining area to the lower ground floor, you'll discover a space with a radiator, providing extra storage capacity.

## Lower Ground Hall

Hall leading to:-



## Bedroom Two

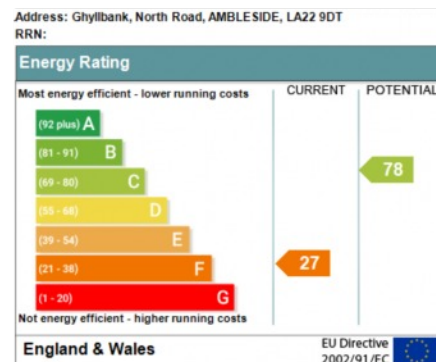
14'10 x 13' (4.53m x 3.96m)

A brightly lit space boasting dual aspect windows with convenient ledges for additional storage and offering picturesque views of the river. Two fitted lights illuminate the room. For added functionality, two fitted wardrobe spaces are thoughtfully provided, one situated in front of a rear door leading to the outside. A cupboard houses the meter.

## Bedroom Three

12' x 8'9 (3.65m x 2.66m)

Turning left from the bottom of the stairs, you'll find a single bedroom offering a lovely view of the river through a small ledged window. The room is thoughtfully illuminated by three wall lights and features a radiator for added comfort during colder days. Plenty of storage options are available, including an under eave storage cupboard and an enormous second storage unit, which holds the boiler and gas meter. This versatile storage unit presents exciting potential for redevelopment, offering the option to create either a convenient bathroom or a spacious walk-in wardrobe to suit your needs.







## Outside

The property offers the convenience of small front gravel parking area right beside the picturesque river, accompanied by beautifully planted borders that provide enchanting views over Stockghyll towards Loughrigg. As you walk past the front door, you'll find dual gates leading to a generous graveled drive capable of accommodating numerous vehicles. Beyond the drive, a delightful array of mature shrubs and bushes, along with ample seating space, create a serene and inviting atmosphere.

Looking out over the old printer's workshop, the rear of the property offers a versatile space perfect for relaxing seating areas or BBQ gatherings, catering to your unique preferences. This space also provides captivating views of the river, surrounded by nature's beauty, and offers direct access to the river, perfect for those warm summer days. For added convenience, an external tap is provided, and a pathway by the rear of the first property leads down to the old printer's workshop, ensuring ease of accessibility.

## The Old Printer's Workshop

*1525,67 sq ft (141.74 sqm)*

At the rear of the house, you'll discover the old printer's workshop, currently utilised as a commercial unit. Upon entering the workshop, you're greeted by a spacious and well-lit porch, featuring a generously glazed panel entrance leading into the first workshop area. This area boasts a charming oak floor, complemented by abundant natural light streaming in from the skylights and windows, providing delightful views of the river. The characterful ambiance is further accentuated by low beams throughout the space.

The first workshop area offers ample storage options, including above the glazed panel entrance and in the expansive storage room located at the end of the second workshop space. To ensure convenience, a WC is also provided, making it a functional and versatile area for various uses.

## Directions

From the centre of the village at the Market Cross turn left into North Road, proceed along for approximately 200 yards and the property can be found on the right hand side.

<https://what3words.com/supreme.confined.majors>

## Services

All mains services are connected. Gas fired central heating. Separate electrics for the commercial unit.

## Tenure

Freehold. Vacant possession on completion.

## Council Tax Band

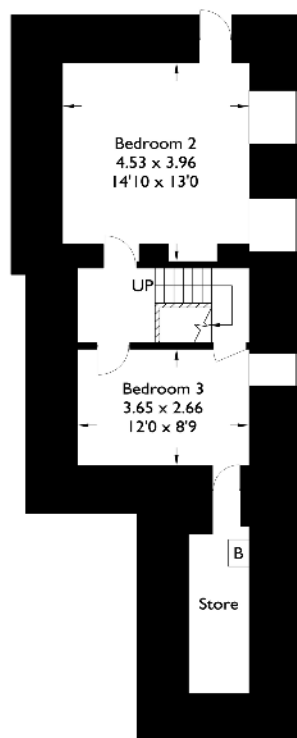
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## Rateable Value

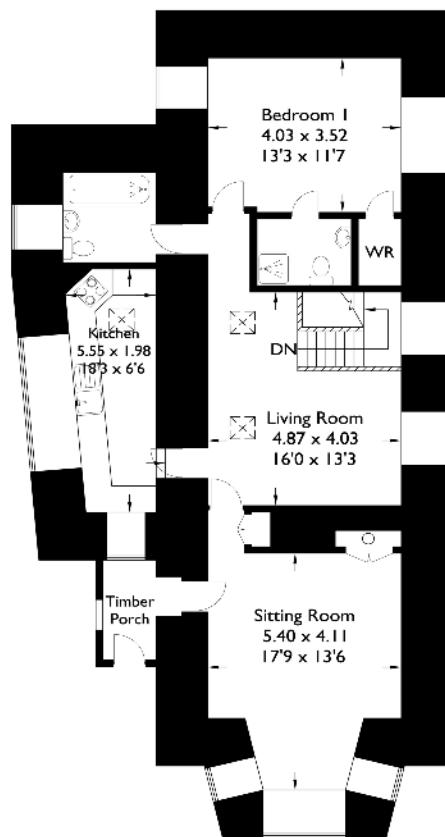
£.6500.00. Actual amount payable £ 3243.50. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333

## Ghyll Bank

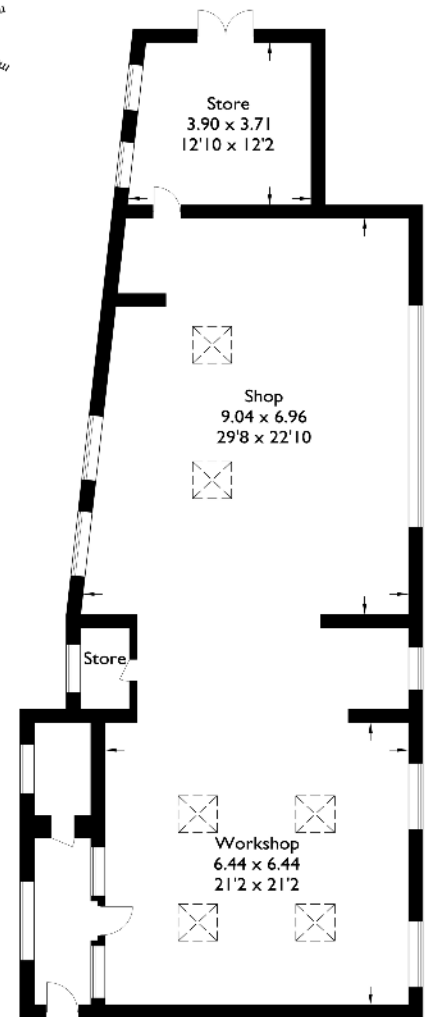
Approximate Gross Internal Area : 136.83 sq m / 1472.82 sq ft  
 Outbuilding : 141.74 sq m / 1525.67 sq ft  
 Total : 278.57 sq m / 2998.50 sq ft



Lower Floor



Upper 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.