



Dunelm

Old Lake Road, Ambleside, LA22 0DH

Guide Price £675,000

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Dunelm is an excellent three bedroom, two bathroom semi detached property dating from 1926. A well proportioned light and airy property enjoying an open plan social kitchen and dining area, a cosy sitting room, two double bedrooms and one single bedroom, one bathroom and one en suite. High ceilings, attractive arches and ceiling coving all add to the feel of the house.

Enviably situated in a gently elevated position set well back from the road, with an ideal low maintenance garden with highly desirable west facing views towards Todd Crag and the Coniston Range. The property offers generous car parking including detached garage at the rear with access from Old Lake Road. This homely semi detached property is conveniently well positioned being close to the centre of the highly popular town of Ambleside. All amenities only a short level walk away including, shops restaurants, Post office, doctors etc. The beautiful high fells which surround the village, or indeed the peaceful lakeshore of Windermere at Waterhead, are also readily accessible on foot from the doorstep.

The property will suit a variety of buyers whether as a main residence being a family or retired couple, working from home, holiday home or holiday let.





Accommodation

UVPC front door leading into:

Vestibule

Welcoming entrance with radiator and traditional glazed internal pine door leading to:

Hallway

An airy space with original exposed polished floorboards and pine open staircase with useful under stair cupboard. Stairlift will be removed. Leading through to:

Kitchen/Diner

24'3 x 17'6 (7.39m x 5.33m)

Superb open plan dual aspect room allowing one to enjoy views and light at the front and rear. The kitchen area has a good selection of wooden wall, base, glazed and display units. 1.5 sink unit and mixer tap, four ring electric hob, plumbing for washing machine and dishwasher, canopy extractor and pelmet. Nobel AGA style gas stove and concealed Glow Worm gas central heating boiler. Part wall tiled and Lakeland slate flooring. Lovely views over the rear garden towards Wansfell Pike. Rear UVPC door from the kitchen.

Dining/Living area benefits from attractive exposed polished pine floorboards with inset gas fire on a slate hearth and surround. The Functional fireplace behind the gas appliances, could be converted back to an open fire if desired. Beautiful West facing views towards Todd Crag, Black Fell Wetherlam and Coniston Old Man.



Sitting Room

13'11 x 12'5 (4.24m x 3.79m)

A well proportioned room with alcoves, inset gas fire with marble surround and hearth with oak effect mantle. Functional fireplace behind the gas appliances, could be converted back to an open fire if desired. Wonderful bay window looking over the garden and private driveway towards the fantastic west facing views of Todd Crag, Black Fell Wetherlam and Coniston Old Man.



First Floor Half Landing

A long floor to ceiling vertical window adding a real feature and light with view towards Wansfell Pike. Loft hatch.

Front Bedroom One

14'8 x 14'1 (4.46m x 4.30m)

Generously proportioned double room with twin inset wardrobes and shelving. Superb views towards Todd Crag, Black Fell, Wetherlam, Fairfield Horseshoe and Coniston Old Man.



En Suite

Good sized three piece suite including panelled bath with shower over, WC, pedestal wash hand basin, electric light/shaving point and extractor fan. Fully wall and floor tiled.



Front Bedroom Two

13'11 x 12'5 (4.24m x 3.79m)

Spacious twin or double room with vanity wash hand basin, electric shaving point and light. Built in wardrobe and beautiful views towards the Lakeland fells.



Rear Bedroom Three

10'11 x 6'4 (3.34m x 1.93m)

Single room with airing cupboard and shelving. Attractive view over the rear patio towards Wansfell Pike.



House Bathroom

Three piece suite comprising of corner shower cubicle, WC and wash hand basin. Fully wall and floor tiled with extractor fan.





Outside

The property is approached by a private tarmac drive way, enabling ample parking and turning. West facing well tended gardens with a lovely array of mature shrubs and bushes. Small manageable lawn with steps leading up to west facing terrace, side access to the rear leading to a gently raised patio area benefiting from an attractive aspect towards Wansfell Pike.

Garage

18'3 x 10'3 (5.56m x 3.12m)

Detached garage with electric up and over door, mechanics pit, and window with a view towards Todd Crag and side door that leads down to the patio with rear gate that leads onto Old Lake Road. Potential for conversion to a work-from-home office or an additional room (subject to planning permission).

Beneath the detached garage is a toilet and highly useful undercroft that provides useful storage for the garden tools.

Directions

Although the address is Old Lake Road the property is best approached from Lake Road. As you enter the village passing Hayes garden centre the property is on the right hand side almost opposite Loughrigg Avenue with parking to the front.

Services

All mains services are connected. Gas central heating.

Tenure

Freehold.

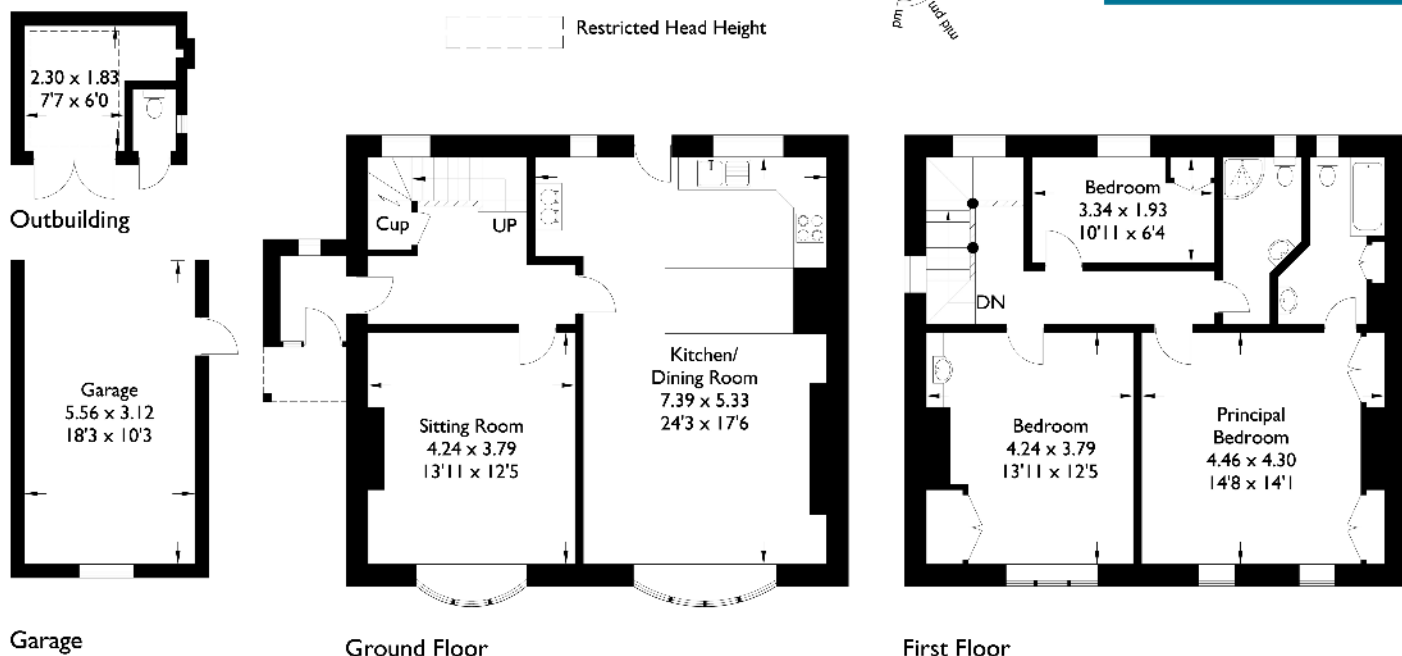
Council Tax Band

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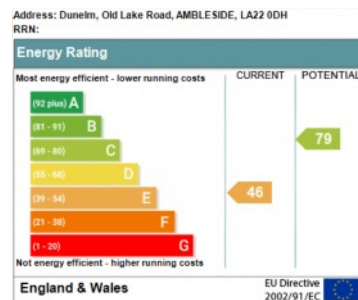


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Approximate Gross Internal Area : 127.52 sq m / 1372.61 sq ft
 Garage : 17.34 sq m / 186.64 sq ft
 Outbuilding : 6.41 sq m / 68.99 sq ft
 Total : 151.27 sq m / 1628.25 sq ft



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.