



# Riverbank Cottage

Under Loughrigg, Rydal, LA22 9LN

Guide Price £325,000

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Under Loughrigg

Riverbank Cottage forms part of Stepping Stones which is a stunning Lakeland property which we believe dates back around 400 years, and has been extended during Victorian times. Riverbank Cottage forms one of five superb self contained holiday properties and is a lovely one bedroom apartment with beautiful views over the river and stepping stones towards Wansfell Pike. Upgraded in recent times to a high 4\* Gold specification it is now well established and generates an income of approximately £20,000 per annum. The property is being sold with all forward bookings and contents. More information can be found at [www.steppingstonesambleside.co.uk](http://www.steppingstonesambleside.co.uk)

The property has a rich history, with its most famous owner being the son of the great Lakeland poet William Wordsworth and the property remained in the Wordsworth family until 1935. Another Lakeland poet Quillian was also a previous owner settling there in 1821 and marrying William Wordsworth daughter, Dora in 1841.

Set at the base of the wooded slopes of Loughrigg Fell, Riverbank Cottage enjoys stunning open views across the river and the vale of Rydal towards Ambleside and Wansfell Pike to the south. Set approximately 1.5 miles north of Ambleside where there is a wide range of amenities, including shops, bars post office and restaurants etc. Whilst the picturesque village of Grasmere is a couple of miles to the north. There are endless fell and country walks from the door step.





## Accommodation

Private front door leading into:

### Kitchen/Diner

(9'9" x 12'1") 2.97m x 3.68m

Superb room with quality fitted selection of wall and base units with granite upstands worktop. Belfast sink with mixer tap. Integrated appliances include washer/dryer, dishwasher and fridge freezer. Four ring electric hob, glass splashback, electric oven and extractor. Exposed stone walls, original flagged floor, silestone splash back and cast iron radiators.



### Living Room

(13'10" x 9'8") 4.22m x 2.95m

Lovely room with original feature fireplace with tiled surround and stone hearth. TV point. Superb views over the river towards surrounding fields and Wansfell Pike.



### Bedroom

(11'8" x 9'7") 3.56m x 2.92m

Lovely double room with built in wardrobe. Excellent views over the river towards Wansfell Pike.



## En Suite

Three piece suite comprising panelled bath with shower over, WC and pedestal wash hand basin. Half tiled walls, extractor and electric shaver point.



## Outside

Riverbank Cottage enjoys the attractive and manageable communal gardens as well as its own private patio giving stunning views over the river towards Wansfell Pike. The property has private parking for one vehicle plus visitor parking

## Rateable Value

£7,200.00 Actual amount payable £3,592.08. 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

## Directions

From Ambleside head north on the A591 signed Grasmere. Continue through the vale of Rydal, past the cricket ground and take the next left over the small stone built bridge signed Under Loughrigg and Access Only. Continue over two cattle grids and Riverbank Cottage is on the right hand side to the rear.

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## Services

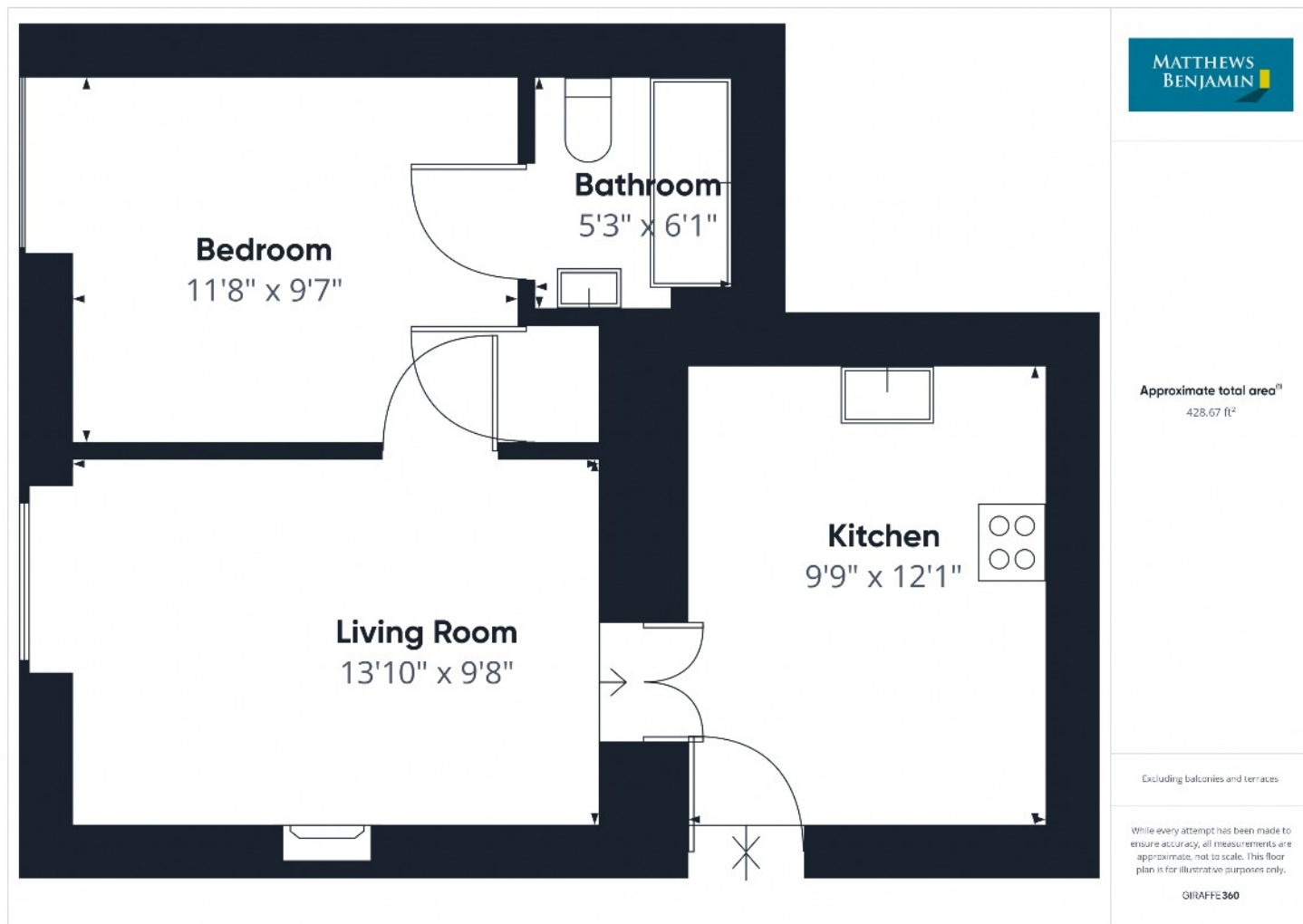
Mains electric and gas. Shared private drainage Shared private water and bore hole. Gas fired central heating.

## Tenure

Leasehold, new 999 year lease from 2015 with a share of the freehold. The annual management charge is £1833 which contributes towards the private water and drainage testing and garden maintenance. In addition there is a contribution to the building insurance which was £221.14 last financial year. Additionally Riverbank is responsible for 8% of the building.

## Internet Speed

Standard speed of 4Mbps download and for uploading 1Mbps as per Ofcom website.



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.

