



Glenthorn

Kirkstone Road, Ambleside, LA22 9ET

Guide Price £575,000

Glenthorn

Kirkstone Road, Ambleside

An excellent opportunity to acquire a spacious three bedroom detached property. Nestled in a semi rural location with stunning views including distant view of Lake Windermere through the trees. Large private garden and parking. Originally developed from a Lakeland barn which we believe was converted in the 1960's and subsequently extended over the years creating a deceptively spacious property. A versatile property although requiring modernisation throughout, it represents an ideal opportunity for reconfiguring, remodelling and possibly extending. Currently with two reception rooms, one bathroom and one cloaks room.

The property will suit a variety of buyers whether as a main family/retirement property or equally as a second/holiday home.

Occupying a superb and enviable elevated position, above the very popular Lakeland town of Ambleside. The views towards Wansfell Pike are magnificent, which are enjoyed from the majority of rooms. Private garden and parking.

Bordering open countryside yet only $\frac{3}{4}$ of a mile away from the towns amenities. The town itself has a wide range of amenities, shops, restaurants and cinema's and is an ideal base for varied outdoor activity. Whilst the property enjoys an abundance of walks for all abilities from the front door step.





Accommodation

Front door leading into:

Hallway

Oak and pine banister rail, understairs cloaks cupboard housing WC and wash hand basin with extractor fan.

Snug

Wood burning stove sat on a slate hearth, sliding doors leading into the:

Sunroom

Breathtaking views across the garden and the surrounding landscape towards Wansfell Pike. External door.

Kitchen/Diner

A large light and airy dual aspect split level room with partially vaulted ceilings. Exposed beams and small loft area. Original exposed walls, some of which are partially painted, feature corner wood burning stove sat on a slate hearth and beautiful views towards Todd Crag and Wansfell Pike.

The kitchen benefits from a selection of wall and base units including stainless steel sink unit. Electric cooker point, plumbing for washing machine, shallow cupboard providing useful storage facility and an additional cupboard housing the cylinder.

Stairs leading to;





Lower Ground Floor

Hallway

Housing the concealed consumer unit, electric meter and oil fired central heating boiler.

Bedroom Three

Spacious, light and airy double with dual aspect views over the garden and Wansfell Pike.

Bedrooms Two

Double dual aspect room with exposed beams and original barn feature with views over the garden and Wansfell Pike.

Boot Room

Rear glazed door leading to entrance hall.

Shower Room

Three piece suite comprising of modern shower unit with retracting glazed door. WC, pedestal wash hand basin and partially wall tiled. Electric light/shaver point.

First Floor

Bedroom One

Spacious light and airy double room with exposed beams and Velux window giving stunning views towards Red Screes and Wansfell Pike.





Outside

Approached by a private gated drive with parking for up to three vehicles. Extensive sloping garden which borders open countryside giving fantastic views towards Red Screes and primarily Wansfell Pike. The garden slopes down with various footpaths, with small pond and stream running through a selection of mature shrubs and established trees. Benefiting from two sheds one at the bottom of the garden and an additional one closer to the house.

Directions

From the centre of the village head north passed the Bridge House on Rydal Road and turn immediately right at the mini roundabout onto the road signposted Kirkstone. Continue up this road just beyond Seathwaite Lane, the property is next on the right, in an elevated position.

Services

Mains electric. Oil fired central heating. Private drainage and private water.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

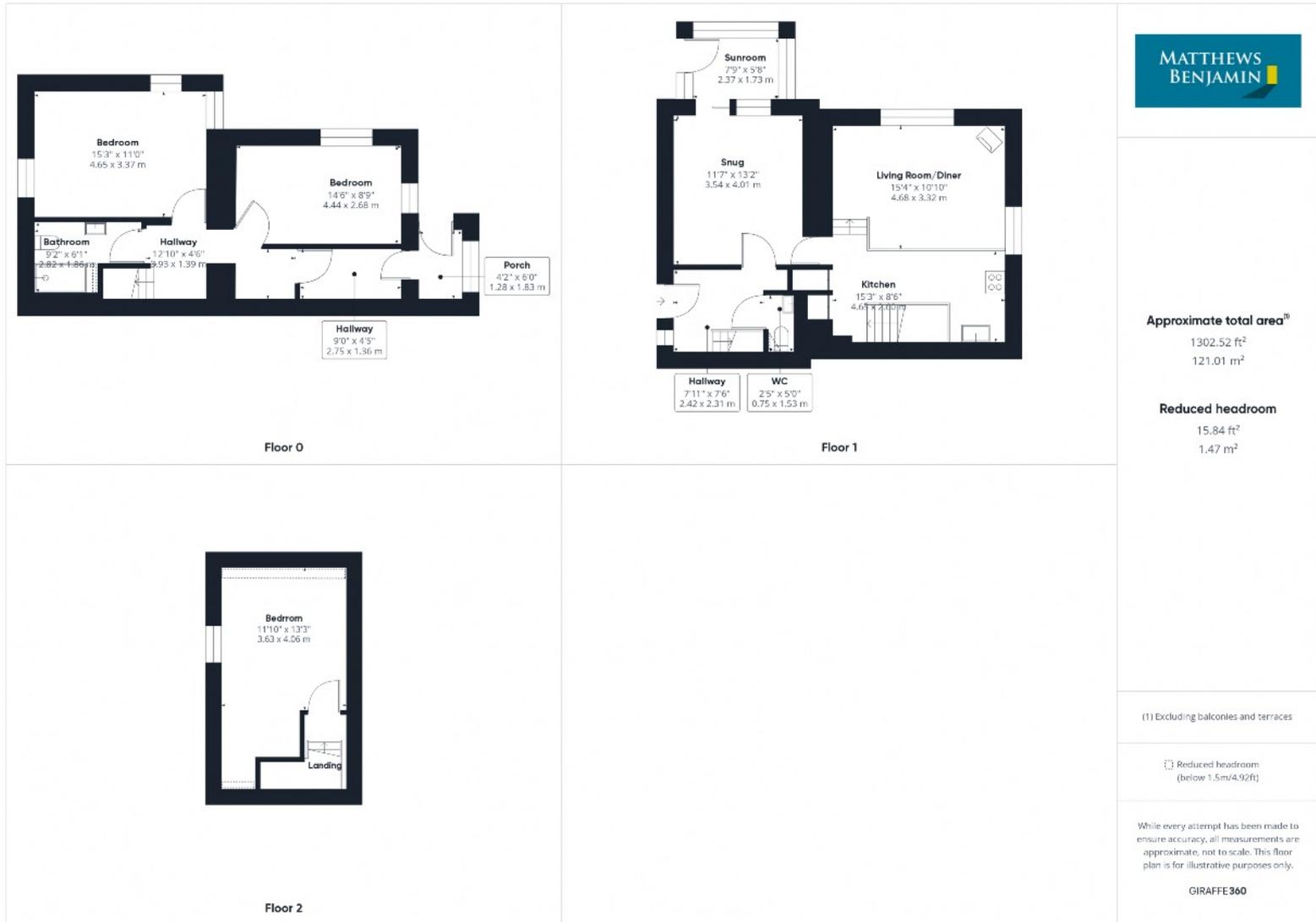
E

Broadband

49 Mbps download speed (based on Ofcom.com results)

<https://what3words.com/educates.fortnight.awoke>





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

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.