



Lyndhurst

Millans Park, Ambleside, LA22 9AG

Guide Price £525,000

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A wonderful opportunity to acquire a beautiful Lake District cottage style bungalow boasting mountain views, off road parking, garage and low maintenance garden. Lyndhurst is arranged over two levels, offering a cosy living room, split level dining kitchen, three large double bedrooms, one with an en-suite and a house bathroom. A versatile property which will suit a variety of buyers whether as a main home, holiday home or holiday let. The property has recently started to be let as a holiday let and could be bought as a going concern with forward bookings and the majority of the furniture. There are financial projections available upon request.

Located just a short stroll from the village centre, Lyndhurst is an ideal base for exploring the vibrant and bustling town of Ambleside. Here, you'll find a wide array of independent shops, delightful eateries, and charming pubs for fine dining and socialising. For outdoor enthusiasts, Lyndhurst offers easy access to numerous walking and exploration opportunities right from your doorstep. Plus, Ambleside provides all the practical amenities you need for everyday living, including doctor, dentist, a post office, and small grocery stores.





Accommodation

Lounge

14'4 x 13'11 (4.39m x 4.23m)

A light and airy dual aspect room with double glazed UPVC windows looking out towards the terrace and patio garden. A cosy coal effect gas fire rests on a black granite hearth with a contemporary surround. Inset wooden shelves provide both storage and display space, while the coving ceiling and chrome brushed light switches add an elegant touch. Additionally, there's a designated TV unit.

Dining Room

The spacious dining area is well lit by the dual aspect windows, and boasts a plethora of storage units, inset shelves and part glazed cupboards. Oak laminate flooring and high wooden skirting creates a comfortable and functional setting.



Step down to;

Breakfast Kitchen

13'4 x 13'2 (4.07m x 4.02m)

The kitchen features a convenient breakfast bar, integrated cupboards and peninsular wall units for ample storage. It's equipped with an integrated Cooke and Lewis induction hob, electric oven, grill, and extractor, making cooking a breeze. There is a part glazed obscured glass door leading to the patio. The stainless steel mixer tap, part tiled wall and plumbing for a dishwasher and washing machine complete the kitchen.





Rear Bedroom Two

12'9 x 10'10 (3.89m x 3.30m)

A spacious double room with a TV point for your entertainment needs. It features UPVC double glazed obscured glass windows, providing views towards Wansfell Pike. The high ceiling adds to the room's spacious and airy ambience.



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First Floor Bedroom One

23'11 x 10'9 (7.23m x 3.28m)



Front Bedroom Three

12'9 x 11'0 (3.98m x 3.35m)

A spacious double room offering views of the Fairfield Horseshoe. It also features a convenient under stairs recess with inset shelving and a polished pine wooden floor, creating a comfortable and charming space.



Enjoy a cosy atmosphere in this bedroom, with two skylights bringing in natural light. Modern inset lights are carefully placed for your convenience. The open banister stairs add a touch of character, and under eave storage keeps things organized and out of the way.

En-suite

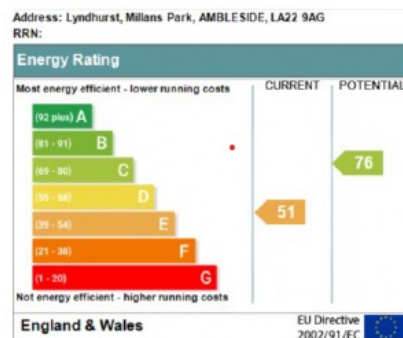
The bathroom is equipped with a practical pedestal wash hand basin, a Mira electric shower, and an illuminated mirror for added convenience. It also features a WC and a shower cubicle. The linoleum floor is both functional and easy to maintain, and natural light filters in through the Velux window, enhancing the space.

Bathroom



The bathroom features a part tiled wall and a practical 3-piece suite, including a pedestal wash hand basin, WC and a bath with a shower. Natural light is provided through the obscured glass window, enhanced with a privacy blind.

Rear Bedroom Two





Outside

Approached via a private drive with private parking for 2/3 vehicles plus a garage, offering secure parking and storage. Behind the garage, there's a pleasant gravel garden area for your outdoor enjoyment. Steps lead up to a cosy patio and a wrap around balcony.

Directions

In Ambleside centre, follow Rothay Road round the one way system to Compston Road turn left just before Zeffirelli's and take the second left. Follow the road straight down and then to the right. Lyndhurst can be found on the right and the driveway is round the back of the property.

What3words///<https://w3w.co/opened.lunged.wool>

Services

All mains services connected. Gas central heating.

Tenure

Freehold

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

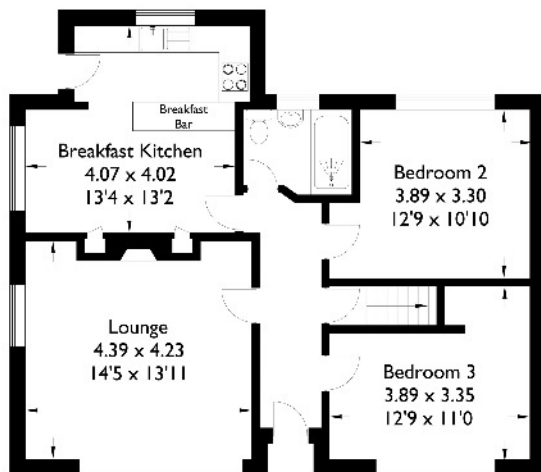
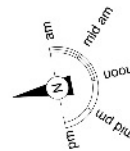
Rateable value

Current rateable value (1 April 2023 to present) £3,350. Actual amount payable £1671.65. 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.

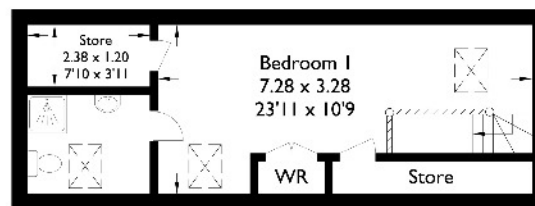


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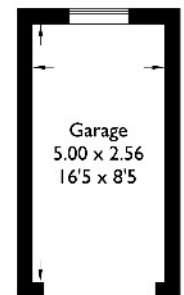
Approximate Gross Internal Area : 102.95 sq m / 1108.14 sq ft
 Garage : 12.80 sq m / 137.77 sq ft
 Total : 115.75 sq m / 1245.92 sq ft



Ground Floor



First Floor



Garage

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.