



Fellthwaite House

Roger Ground, Ambleside, LA22 0QG

Guide Price £750,000



FELLTHWAITE HOUSE

ROGERGROUND, AMBLESIDE

A superb opportunity to acquire an immaculately presented 3/4 bedroom modern detached property which was built for the current owner in 1996. Much loved and looked after, the property is a delightful upside-down property which provides versatile and generous living accommodation featuring three spacious bedrooms, with three / four reception rooms of which one could possibly be a fourth bedroom. There are two bathrooms including house bathroom and master ensuite. Enjoying stunning panoramic fell and country views predominantly from the upper floor including from recently replaced low maintenance balcony off the living room allowing lovely south facing aspect. There is ample parking space for approximately five vehicles and a spacious single integrated garage for secure parking or storage.

Offering a seamless integration of indoor and outdoor living spaces, the living room opens up to a lovely balcony perfect for alfresco dining or entertaining. This property presents a fantastic opportunity for a retirement property, family residence or second home.

Fellthwaite is situated on the edge of Hawkshead, a picturesque Lakeland village well-known for its literary connections to William Wordsworth and Beatrix Potter. Fellthwaite is approximately ½ mile south from the centre of Hawkshead village which has a variety of amenities including shops, restaurants, Church, and primary school. A footpath close by allows direct access to the village.



Accommodation

Front leading to:

Vestibule

Attractive slate polished floor with double built-in cloaks area. Internal glazed door leading into:

Inner Hallway

Benefits from an open ballustrade staircase and useful understairs cupboard with internal door leading to garage.

Bedroom One

3.18m x 4.75m (10'5" x 15'7")

Generously proportioned double room, stepping down into the adjoining open sun room.

Sunroom

2.44m x 3.33m (8'0" x 10'11")

Has lovely south-facing country views with double doors leading out into the garden.

En Suite: Modern four-piece suite comprising of duo jacuzzi bath, corner shower cubicle, vanity wash hand basin and WC. Fully floor and wall tiled. Wall mounted cabinet with light and shaving point, extractor, tiled floor with electric underfloor heating and dual-fuel heated towel rail.

Bedroom Two

2.87m x 3.56m (9'5" x 11'8")

Attractive double room benefitting from contemporary fitted wardrobes and dresser. Lovely views across the garden.



House Bathroom

Lovely modern four piece suite comprising of panelled bath, corner shower cubicle, WC and vanity wash hand basin. Fully floor and wall tiled with electric underfloor heating, dual fuel heated towel rail, extractor fan and wall mounted mirror.

Bedroom Three

2.54m x 3.02m (8'4" x 9'11")

Generous double room with a comprehensive selection of fitted wardrobes and attractive garden views.

First Floor Landing

Highly useful cupboard housing with plumbing for the washing machine and dryer.

Kitchen

3.15m x 3.3m (10'4" x 10'10")

Webbs of Kendal designed and installed a modern contemporary selection of handleless grey gloss wall, display and base units with carousels and pull out larder units. Stylish and quality white marble quartz worktops, matching upstands, with white one-and-a-half bowl sink unit with chrome mixer Quooker tap. Five-ring induction hob with extractor fan. Integrated Neff appliances include, dishwasher, double oven with built-in microwave and upright larder fridge with freezer compartment. Plinth fan heater and under-floor heating. Dual aspect windows with amazing country views towards Fairfield Horseshoe and Wansfell Pike.

Dining Room

4.19m x 3.56m (13'9" x 11'8")

Generously proportioned room with excellent selection of fitted bookshelves and delightful south facing views across the adjoining countryside.



Living Room

5.08m x 3.56m (16'8" x 11'8")

Feature exposed Lakeland stone wall with open fire, TV point and patio doors leading out onto the superb balcony, recently replaced with glass and all-weather composite boarding. Stunning views across the adjacent countryside towards Latterbarrow and Grisedale Forest.

Study/Music Room

2.46m x 3.3m (8'1" x 10'10")

Good-sized room with views reaching as far as Fairfield Horseshoe and surrounding Lakeland fells. Loft hatch with pull down ladder and partially boarded loft.

Office/Bedroom Four

3m x 3m (9'10" x 9'10")

Comprehensive selection of built-in shelving and desk with highly useful walk-in storage facilities in both of the eaves. Views directly toward Latterbarrow.





Outside

Approached by a private gravelled drive with parking for approximately five vehicles. The front provides a selection of easily maintained shrubs and bushes. The drive leads to the integrated garage with up and over door. The garage houses the valliant gas central heating boiler, consume unit and rear door providing access to the garden. There is access around both sides of the property leading to the rear split level garden with a combination of gravel area, paved patio, selection of shrubs and bushes, gently elevated summer house with electricity. Large green house also with electricity and ideal low maintenance astro-turf.

Please note there is an archway leading into the field which extends to approximately 10.5 acres. This is owned by an independent management company who own the Freehold of which Fellthwaite House is one of the eleven shareholders. It was purchased by them to protect the view.

Directions

Head out of the village passing the school and continue for approximately $\frac{1}{4}$ mile, turn right signposted Satterthwaite. Continue up for approximately 100m then turn left into Fellthwaite's private drive.

What3words///graftedcurriesdirectors

Services

All mains services are connected with gas central heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

G

Broadband

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



Floor 0



Floor 1

Approximate total area¹⁶
 1927.23 ft²
 179.05 m²

Reduced headroom
 35.21 ft²
 3.27 m²

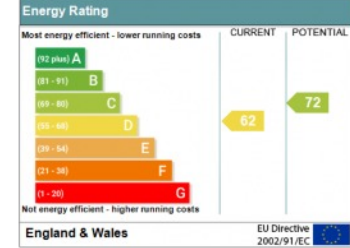
Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Address: Felthwaite House, Roger Ground, AMBLESIDE, LA22 0QG
 RRN:



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.

Loughrigg Villa, Kelsick Road, Ambleside LA22 OBZ
 T 015394 32220
 e sales@matthewsbenjamin.co.uk

