



# Candleberry Cottage

3 St Anne's Court, How Head, Ambleside, LA22 9ED

Guide Price £597,500

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There has been a Chapel on the site of St Anne's since 1550, with the present building replacing a wooden structure in 1812. In 1854 the newly built and much larger St Mary's became the Parish Church and St Anne's was subsequently developed by a local builder in the 1980's creating five highly popular dwellings. The Grade II listed building was interestingly and sympathetically renovated for which it received an award from the Civic Trust. Number 3 is a beautifully presented and generously proportioned four bedroom property spread over three floors with the fourth bedroom on the second floor having characterful features. The present owners have upgraded Candleberry Cottage to a high specification including double glazing throughout and gas central heating. The property is currently used as a holiday let with Lakelovers generating an average gross income of circa £40,000. Candleberry Cottage is for sale with all furnishings and forward bookings. Enjoying attractive views of Wansfell and Fairfield Horseshoe. The property has the benefit of allocated parking within the church grounds.

St Anne's Court is within the older part of Ambleside known as Chapel Hill and How Head, designated as part of the Conservation Area. It is conveniently positioned close to the centre of this highly popular Lakeland town, with all amenities close at hand including shops, post office, restaurants, doctors etc. There are endless fell and country walks from the door step.

Please note: No Upper Chain.





### Accommodation

Partially glazed front door leading into:

### Porch/Hallway

A versatile space for hanging coats and storing shoes.

### Kitchen/Diner

*5.77m x 4.37m (18'11" x 14'4")*

An immaculately presented and generously proportioned room with a modern selection of wall and base units, worktop with one and a half stainless steel sink unit with mixer tap. Bosch five ring gas hob with double electric oven. Integrated appliances include dishwasher, washer/dryer and fridge/freezer. Part wall tiled with extractor. Concealed Zanussi gas boiler for central heating and hot water. Large walk in storage cupboard. Tiled flooring and large windows out to front of property.



### Living Room

*5.13m x 3.35m (16'10" x 11'0")*

A generously proportioned room with stable patio doors and garden views. TV point and radiator cover.



## First Floor Landing

### Rear Bedroom One

3.35m x 3.35m (11'0" x 11'0")

A generous double bedroom with bespoke arched window. Attractive country views towards Wansfell Pike. TV point.



### Bathroom

2.26m x 1.7m (7'5" x 5'7")

Quality fitted contemporary bathroom comprising of a dual P shaped bath with shower screen and mains hot water. Pedestal wash hand basin, WC and fully wall tiled with extractor. Heated towel rail and dual illuminated mirrors. Wraparound shelving unit.



### En-suite

Comprising of a three piece suite including WC, pedestal wash hand basin and fitted shower cubicle with an electric shower. Part tiled wall effect and tiled floor. Large integrated mirror and heated towel radiator.



### Front Bedroom Three

3.05m x 2.51m (10'0" x 8'3")

Well sized single bedroom with feature arched windows and views towards Loughrigg, Fairfield Horseshoe and Red Screes. Integrated storage shelves.



### Front Bedroom Two

3.76m x 2.74m (12'4" x 9'0")

An excellent twin bedroom with feature arched windows and views towards Loughrigg, Fairfield Horseshoe and Red Screes.



## Second Floor

### Bedroom Four

5.41m x 3.35m (17'9" x 11'0")

Spacious double room with Velux window. Exposed beam and built in wardrobe behind the beam. Large walk in storage cupboard. TV unit and radiators.





### Outside

The property benefits from a private designated parking space with a shared drive and a small seating area outside the stable patio door. Presently each dwelling within St Anne's Court contributes towards some of the maintenance to the grounds approximately £60pa. All owners of St Anne's Court have use of the common Church garden area with views over Ambleside and further.

### Directions

From the centre of the village head North out of the one way system on Rydal Road past the Bridge House, turn right at the mini roundabout sign posted Kirkstone. Continue up the hill and after approximately 200 yards St Anne's Court can be seen on the right.

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### Tenure

Freehold. Vacant possession on completion.

### Services

All mains services connected. Gas central heating.

### Broadband

Superfast speed of 80 Mbps download and for uploading 20 Mbps. (based on Ofcom.com results)

### Rateable Value

£6,100.00. Actual amount payable £3,043.99. This could be reduced to ZERO if the purchaser is entitled to Small BusinessRates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333





Floor 0



Floor 1



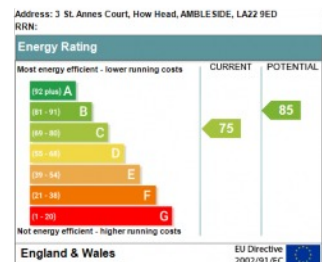
Floor 2

Approximate total area<sup>†</sup>  
1324.56 ft<sup>2</sup>  
  
Reduced headroom  
26.52 ft<sup>2</sup>

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.

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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.

