



# Little Robin Cottage

Ellerigg Road, Ambleside, LA22 9EU

Offers Over £400,000

# Little Robin Cottage

## Ellerigg Road, Ambleside

Little Robin Cottage is a fabulous two bedroom traditional Lakeland Cottage. Benefiting from a recent and thoroughly sympathetic and comprehensive modernisation programme, that has quite simply resulted in a stunningly presented property done to a high standard and specification. With a delightful bespoke kitchen enjoying quality granite work tops and upstands. Tiled Travertine floor with under floor heating to the ground floor too. Although there are two bedrooms, one is being utilised as an excellent dressing room. Superb shower room, fully double glazed with perfect far reaching fell views including ones towards Lake Windermere.

In addition the property benefits from a highly useful under croft which is a multi functional room used as utility room/store room housing boiler. Whilst there is also a small manageable rear enclosed terrace. Currently operating as a highly successful 4\* holiday letting property let via Heart of the Lakes and being sold with the benefit of all forward bookings and majority of contents.

Located in the elevated Sweden Bridge which is one of the most sought after and desirable locations in the town. Only 5 minutes walk from the centre of this popular village, the property will prove to be extremely popular with a wide range of buyers including those looking for a low maintenance holiday home/holiday let.

Ambleside itself is a vibrant and bustling town that benefits from a wide range of independent shops, eateries, and fine drinking and eating pubs. There is a plethora of walking and exploration opportunities from the doorstep, alongside many practical amenities for everyday living such as doctors, dentists, post office and small grocery stores. Being only 30 minutes from J36 of the M6, this wonderful home is ideal for commuting or traveling to at weekends.



## Accommodation

Steps from lane leading down to front door. Leading into:

### Kitchen/Diner

11'8 x 10'7 (3.56m x 3.23m)

Beautiful room with superb bespoke fitted kitchen with comprehensive selection of wall and base units and quality granite work tops and upstands. Stainless steel sink unit and mixer tap and time saving boiling water tap. Integrated appliances include four ring Smeg induction hob, electric Smeg oven, wall mounted microwave, fridge and extractor. Part wall tiled and stylish Travertine floor with underfloor heating. Highly useful under stair cupboard providing storage facility and housing consuming unit. Tiled floor continues through to the living room at the rear.

### Living Room

10'1 x 8'8 (3.08m x 2.63m)

Feature inset gas effect stove with slate hearth and oak mantle. Stunning picture window giving views towards Wansfell Pike, Latterbarrow and additional Lakeland Fells. Tiled floor with underfloor heating. Inset lighting and wall lights. TV point and under stair cupboard with Internet dongle.

Staircase leading up to:



### Rear Bedroom One

10'5 x 10'2 (3.18m x 3.10m)

Attractive double room with high ceiling. Built in wardrobes with shelving and views towards Wansfell Pike, Latterbarrow and additional Lakeland Fells including glimpses of Lake Windermere.



### Rear Bedroom Two/Dressing room

7'9 x 6'7 (2.36m x 2.00m)

Small single room presently used as a dressing room with feature window seats.



### Shower Room

Stunning three piece white suite with chrome fittings comprising of double shower cubicle, contemporary vanity wash and basin and WC. Parquet wooden effect floor and stylish fully wall tiled with large mirror, heated towel rail and Velux window. Highly useful linen cupboard with shelving.

### Outside

To the front the property enjoys a small patio and shrubbed area with steps leading down to a passageway partially cobbled to the rear garden which is a split level paved patio with a gravelled area. To the rear there is also a highly useful multi functioning store/utility room. Please note there is a right of way for the adjoining property and that the property does use on street parking and does have a polite notice for others not to use.

### Utility Room

With a selection of base units with Belfast sink and extendable tap with granite work top. Plumbing for washing machine and dryer. Wall mounted Worcester gas boiler and electric panelled heater. The building has got wonderful exposed stone walls and flagged floor.

### Directions

Head north out of Ambleside on the A591, turn right at the mini roundabout up Smithy Brow. Take the second left onto Sweden Bridge Lane proceeding for approximately 200 metres, veer right onto Ellerigg Road. The property can be found on the right hand side with a traditional red door.

<https://w3w.co/frog.disputes.committed>

### Services

All main services are connected. Electric underfloor heating (dry).

### Tenure

Freehold.

### Broadband

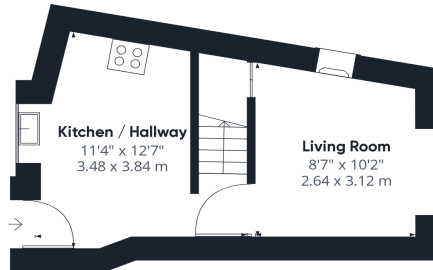
Ultrafast 1000 Mbps download speed (based on Ofcom.com results)

### Rateable Value

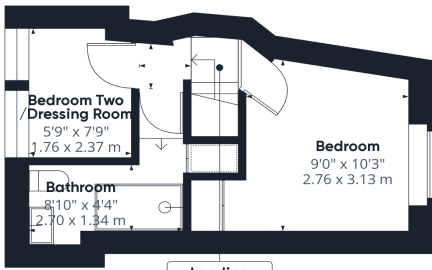
£2,900. Actual amount payable £1,447.10. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.



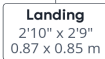
Floor 0



Floor 1



Floor 2

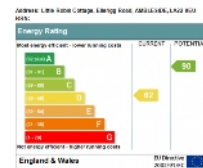


Approximate total area<sup>0</sup>  
 652.92 ft<sup>2</sup>  
 60.66 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

