



# Beck, 5 Busk Cottage

Blue Hill Road, Ambleside, LA22 0AQ

Guide Price £375,000

# Beck, 5 Busk Cottage

Blue Hill Road, Ambleside, LA22 0AQ

Sale of a characterful and traditional two bedroom mid terrace stone built cottage set slightly elevated above this popular Lakeland town only a short walk from all amenities.

Blue Hill is set in an elevated position only a short walk out of the popular Lakeland town of Ambleside. Convenient for all village amenities such as shops, cafes, restaurants etc and local primary school and churches close by.

A characterful two bedroom mid terrace traditional stone built Lakeland cottage. Set in a slightly elevated position on the lower slopes of Wansfell Pike, conveniently positioned for all village amenities. The property has single glazed windows with sash windows at the front and characterful wooden doors throughout. This delightful cottage is in need of some modernisation though would suit a variety of buyers whether as a weekend retreat/holiday home or for first time buyers. All contents included.

Subject to planning there may be an opportunity to extend the kitchen at the rear.



## Accommodation

Small front paved seating area with bench, metal railings and gate.

Semi glazed door leading into lounge:

## Lounge, dining/kitchen area

Open plan dual aspect room with characterful original exposed wall and beams. Window seat concealing consumer unit, gas and electric meters. Electric stove effect fire sat on a tile hearth and wooden surround. TV point and understairs open with storage.

Dining area in the centre. Light beech effect wall, display and base units, stainless steel sink unit and chrome mono tap worktop. Electric cooker and extractor, recess area housing fridge freezer. Part wall tiles, spot lights and fully floor tiled.

Step up to rear glazed door which leads to the rear outdoor seating area.



## First Floor

Semi open plan stair case with wooden balustrade.

## Landing

Small roof light.

## Front bedroom one

Twin room with recess and recess shelf. Super views towards Latterbarrow and Lake Windermere.



## Rear bedroom two

Double room with generous window over looking shrubs.



## Bathroom

Three piece white suite comprising of corner shower cubicle, wall hung corner wash hand basin with mono chrome tap and WC. Large airing cupboard housing Valliant boiler. Loft hatch, partially tiled walls and wooden flooring. Spotlights and extractor.



## Outside

The front of the property benefits from a small front paved seating area whilst at the rear of the property there is space for table and chairs. Stone out house providing useful storage facility. On a first come first serve basis there is potential to park a small car at the front.

## Directions

From our office continue up Kelsick Road onto Lake Road turning immediately left onto Old Lake Road. Continue for approximately 100 metres taking the second left onto Blue Hill. Proceed a further 50 metres.

<https://what3words.com/segments.washroom.sandals>

## Services

Mains electric, water, drainage. Gas central heating.

## Tenure

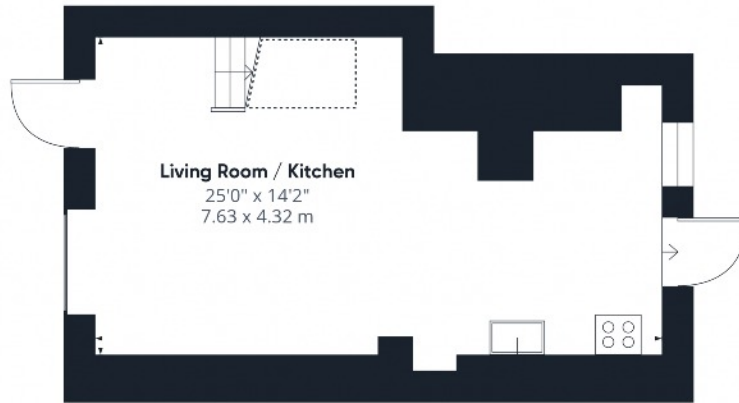
Freehold. Vacant possession on completion.

## Council Tax band

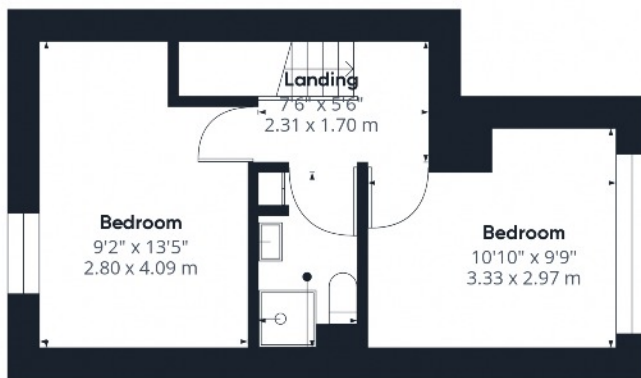
C

## Broadband

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



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 599.95 ft<sup>2</sup>  
 55.74 m<sup>2</sup>

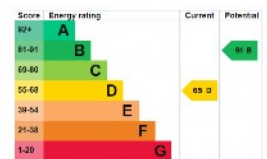
**Reduced headroom**  
 16.12 ft<sup>2</sup>  
 1.5 m<sup>2</sup>

(1) 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.

GIRAFFE360



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 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.

