



## The Cottage

Birch Road, Ambleside, LA22 0EQ

Guide Price £875,000







# THE COTTAGE

## BIRCH ROAD, AMBLESIDE

A superb and highly versatile four/five bedroom Arts and Crafts Lakeland property in the heart of beautiful Ambleside which has been comprehensively and sympathetically renovated and refurbished by the current owners to a high specification.

This traditional white rendered 1920's detached property has flexible accommodation with delightful original Arts and Crafts features, combined with modern fittings. Spectacular views, private garden and ample private parking.

Spread over three floors, currently comprises four bedrooms of which one is currently a dressing room and one is currently used as a large home office and guest room, with three bathrooms and two reception rooms.

There is a highly useful and substantial boot/hobby room with cloak room on the first floor opening out to a balcony affording breathtaking views to St Mary's Church and beyond to the Fairfield Horseshoe. On the lower ground floor there is a well-equipped utility room and further additional office/bedroom.

Approached externally in the rear garden, there is a further ensuite bedroom currently utilised as a sauna and gym area. There are terrific views from the property, over the garden towards Fairfield Horseshoe and Todd Crag. The garden offers a manageable split level area to the rear with substantial terrace and low maintenance lawn with large shed/hobby room with electric. There is a brick built wood store and additional potting shed.

The garden to the front of the property offers a terrace surrounded by traditional stone wall planting and private off road parking for two vehicles.

The property will suit a wide spectrum of buyers whether as a family home, retirement property or second home/holiday let. It is estimated that it could generate an annual income of circa £40,000.

Enviably and conveniently located close to the centre of this most popular Lakeland town with a large variety of amenities close at hand including shops, restaurants, public houses, local school and churches. There are endless fell and country walks from the doorstep.



## Accommodation

Stained glass glazed front door leading into:

## Vestibule

Attractive polished Lakeland green slate floor with ideal cloaks area and internal glazed door leading to:

## Hallway

Original exposed pine floorboards, partially pine panelled walls, useful under stairs cupboard and open staircase. Traditional Arts and Craft plaster mouldings.

## Living room

Exquisite feature room with 180 degree panoramic views west facing over the garden towards Black Fell, Todd Crag, Fairfield Horseshoe and St Mary's Church. Original exposed floor boards, feature wood burning stove sat on a slate hearth with original tiled surround and hammered copper feature chimney. Arts and Craft fireplace surround with mantel. Picture rail and detailed plaster mouldings.

## Kitchen/Diner

A contemporary kitchen which comprises of a selection of wall and base units with Belfast sink and mixer tap. Benefitting from a feature polished local green slate worktop and upstands, as does the central island/breakfast bar. Recessed cooker area with oak mantel and basket weave Lakeland slate surround. Integrated appliances include: microwave, oven, fridge/freezer and dishwasher. A lovely triple aspect room incorporating an original open working fireplace with tiled hearth and pine mantel surround. Attractive views towards Black Fell, Wansfell Pike, Todd Crag and Fairfield Horseshoe.

Vertical wall mounted radiator, cleverly concealed staircase leading to lower ground floor.

Internal door leading to enclosed porch with UPVC side door.

## Cloakroom

WC with vanity unit. Housing consumer unit, wall mounted Worcester gas central heating boiler and housing the electric meter.

Main Hall

Leading back to;

## Boot/Hobby Room

Substantial room with additional front door, selection of base units, stainless steel sink unit with mixer tap. Large selection of bespoke fitted storage units for outdoor activities. An ideal storage area with bench. Fitted shutter blinds and sliding patio doors leading onto:





## Balcony

Superb west facing sunny aspect towards Fairfield Horseshoe and Todd Crag overlooking St Mary's Church. Please note that there was planning permission to extend the balcony. (planning ref number 7/2020/3707)

## Additional Cloakroom

Comprising WC and vanity wash hand basin. Half pine panelled walls, small chrome ladder style heated towel rail and wood floor.

## Open Staircase

## First Floor

## Bedroom Four

Well presented light and airy room currently used as a large office and guest bedroom with vaulted ceiling, three Velux windows, wood effect laminated floor, concealed Potterton gas central heating boiler. To the front there are views towards Wansfell Pike and the rear directly towards Todd Crag.

## Principle Staircase

## First Floor Landing

## Bedroom One

Attractive double room with substantial fitted triple wardrobe, original cast iron fire surround with tiled hearth and pine mantel. Feature original picture rail and stunning views over the garden towards Todd Crag, Fairfield Horseshoe and St Mary's Church.

## Bedroom Two

Double room with original cast iron fire surround with tiled hearth, pine mantel and feature original picture rail. Attractive built-in wardrobe and views over the garden towards Todd Crag, Fairfield Horseshoe and St Mary's Church.

## Bedroom Three- Separate Dressing Room

Formerly used as a single room. Comprehensive selection of fitted wardrobes with automatic illuminated lighting. Velux window with views to Wansfell Pike, recessed with feature bench and dressing area.



## House Bathroom

Lovely four piece Burlington white suite comprising of panelled bath, vanity wash hand basin, corner shower cubicle, high flush WC, fully wall tiled with heated towel rail. Extractor fan and Karndean flooring.

## Shower Room

White three piece Burlington suite comprising of corner shower cubicle, WC, vanity wash hand basin, fully wall tiled, Karndean flooring and heated towel rail.

## Lower Ground Floor

(Accessed via concealed staircase from Dining area or alternatively, from the side garden).

## Utility Room

Comprehensive selection of wall and base units with wood effect worktop. Part wall tiled, wood effect floor, stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, concealed Mega Flo cylinder cupboard, pressurised system, vertical radiator, gas meter, useful understairs cupboards and UPVC side door.

## Office/Snug/Bedroom

Versatile room currently used as an office and hobby room plus snug. Flexible room that could easily be used as an addition bedroom with views over the rear Garden and terrace.

## Sauna and Gym/Guest Bedroom

Approached externally, there is a further ensuite bedroom currently utilised as a sauna and gym area. Wooden effect flooring with sliding doors opening to the terrace with views to Todd Crag, Fairfield Horseshoe and St Mary's Church. This room features:

## Shower Room

Comprising of three piece white suite. Corner shower cubicle, WC, pedestal wash hand basin, heated towel rail, partially wall tiled, extractor fan, electric shaving point and tiled floor.





## Outside

The Cottage has the distinct advantage of private off road parking for two vehicles on the driveway. To the front of the property are traditional dry stone walled planting areas with well-established shrubs. A sunny terrace with plenty of space for table and chairs and stunning views to Wansfell Pike. To the front of the boot room area, there is a dog shower with temperature controlled water and electrical points.

Side wooden gate providing access to the rear garden with steps leading down to two side doors leading into the house at ground and lower ground level. Detached potting shed with electric with attached wood store. Large stone terrace with lean to green house currently used as a sun room. Substantial patio with external tap and electricity. Stepping down into the split level garden with well presented lawn and laurel hedge. Fantastic 180 degree views towards Todd Crag, Fairfield Horseshoe and St Mary's Church. Timber shed with double doors, side window, insulated and electric.

## Directions

From our office proceed onto Lake Road taking the right hand lane and turn right onto Wansfell Road, proceed for approximately 150 metres taking the second right onto Birch Road where the property can be found second on the left hand side.

<https://w3w.co/sizing.validated.escaping>

## Tenure

Freehold. Vacant possession on completion.

## Services

All mains services and connected with gas central heating. Alarm.

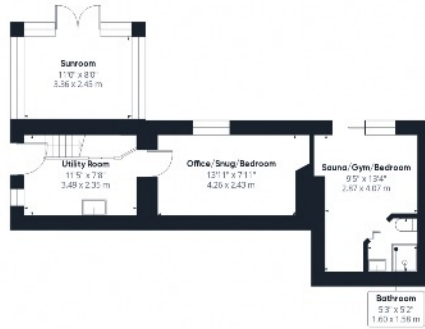
## Broadband

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

## Council Tax Band

A & E





Floor -1 Building 1

Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
 1995.13 ft<sup>2</sup>  
 185.35 m<sup>2</sup>

Reduced headroom  
 79.21 ft<sup>2</sup>  
 7.36 m<sup>2</sup>



Floor 1 Building 1



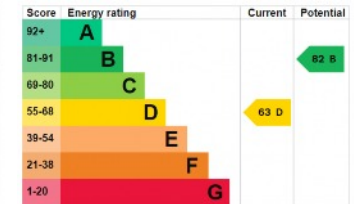
Floor 0 Building 2

(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.

GIRAFFE 360



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.