



4 Gale Park

Ambleside, LA22 0BN
Guide Price £800,000



4 GALE PARK

AMBLESIDE

A superb opportunity to acquire a stunning modern three bedroom detached property. Imaginatively, comprehensively and sympathetically designed, extended and improved over the years by the present owners who have created an immaculately presented and deceptively spacious well planned accommodation. Using an attractive combination of traditional materials with quality fittings and appointments throughout, including oak flooring, doors, architraves and skirting boards. All assisting to create a superbly proportioned and well presented property, creating a light and airy property throughout. The kitchen/diner/dayroom having a stunning feature vaulted ceiling with corner window allowing lovely views over the adjacent field. Whilst the sitting room is a highly desirable room with picture window/sliding patio doors. Three good size bedrooms and a highly useful utility room.

Occupying a beautiful plot, gently elevated above the town with breathtaking panoramic picturesque views to all sides, enjoying an attractive sunny southern aspect with in a quiet position.

The gardens especially to the front have been imaginatively designed creating a lovely split level patio with feature pond all encompassed by a bespoke CB Arts galvanized artwork (Railings).

The property will suit a variety of buyers whether as a main residence, holiday home or a holiday let. It is currently a highly successful holiday letting property let via Lakeland Retreats and generates an annual income of circa £30,000. Contents available by separate negotiation.

Whilst it is in a peaceful location it is still very convenient to enjoy all the facilities the village has to offer including an excellent variety of shops, restaurants, library, church, post office etc.



Accommodation

Open porch with slate steps and glazed roof. Leading to;

Oak front door into;

Hallway

Partially carpeted and oak floor. Loft hatch with pull down ladder and partially boarded.

Cloakroom

White two piece suite comprising of WC, wall hung wash hand basin with mono tap and tiled floor. Lovely view of Wansfell Pike. Extractor.

Cloaks Cupboard

Useful cloaks storage facility housing the consumer unit, telephone point and internet connection (WIFI).

Utility/Boot Room

A selection of cream gloss wall and base units with shelving. Stainless steel sink and chrome mono tap. Recess housing stacked washer and dryer. Fridge freezer, tiled floor and Velux skylight. Cupboard housing Valliant gas boiler and pressurised water system.



Living Room

Attractive light room offering a generously spacious room with sliding patio doors with picture window, where you are drawn to the superb panoramic views towards Wetherlam, Great Carrs and Loughrigg. TV point.

Kitchen/Diner

A wonderful light and airy room with feature vaulted ceiling with unique floor to ceiling corner windows, including a patio door. Enjoying excellent views towards Red Screens over the adjacent countryside. Two generous velux windows that add to the impressive light.

Crown Imperial contemporary oyster kitchen offering an array of wall, base/drawer, tower and carousel units. With Franke charcoal 1.5 bowl sink with chrome mono tap, Granite worktop and up stands. Integrated appliances include: Neff electric double oven/grill, microwave and Neff dishwasher. Siemens induction hob with extractor hood. Granite topped island unit with undercounter larder fridge and cupboards. High level oak shelving with oak floor, TV and telephone points.



Rear Bedroom One

Spacious double dual aspect room with TV point. Wonderful views towards Red Screes, Wansfell Pike and the surrounding countryside.

Front Bedroom Two

A double room with built in wardrobe with oak doors and oak floor. Inset light and TV point. Superb views over the garden to Wetherlam, Coniston Old Man and Todd Crag.

Rear Bedroom Three

Double bedroom with oak floor, TV point and country views.

Bathroom

Attractive white three piece comprising of generous tiled corner shower cubicle, pedestal wash hand basin and WC. Fully complimentary floor tiles with underfloor heating, inset light and illuminated mirror. Vertical anthracite dual power radiator. View towards Todd Crag.



Outside

Approached via a private tarmacadam drive providing parking for approximately three vehicles. The garden is primarily situated to the front. Having a breathtaking split level garden with two patio areas and various vantage points with stunning south facing panoramic views. With attractive array of well established plants and shrubs. There is a feature rockery and bespoke pond. There is also a bespoke fence and gate around the front garden area. Various paths lead around the garden including to the rear where there is a highly useful shed providing an excellent storage facility.

Directions

From our office proceed up Kelsick Road, turn right onto Lake Road then immediately left onto Old Lake Road. Take the next left junction and turn immediately right onto a private road that leads to Gale Park. Proceed up the road veering right and proceed straight ahead to the top of the cul-de-sac and Number 4 is on the left hand side.

<https://what3words.com/users.looked.doped>

Tenure

Freehold

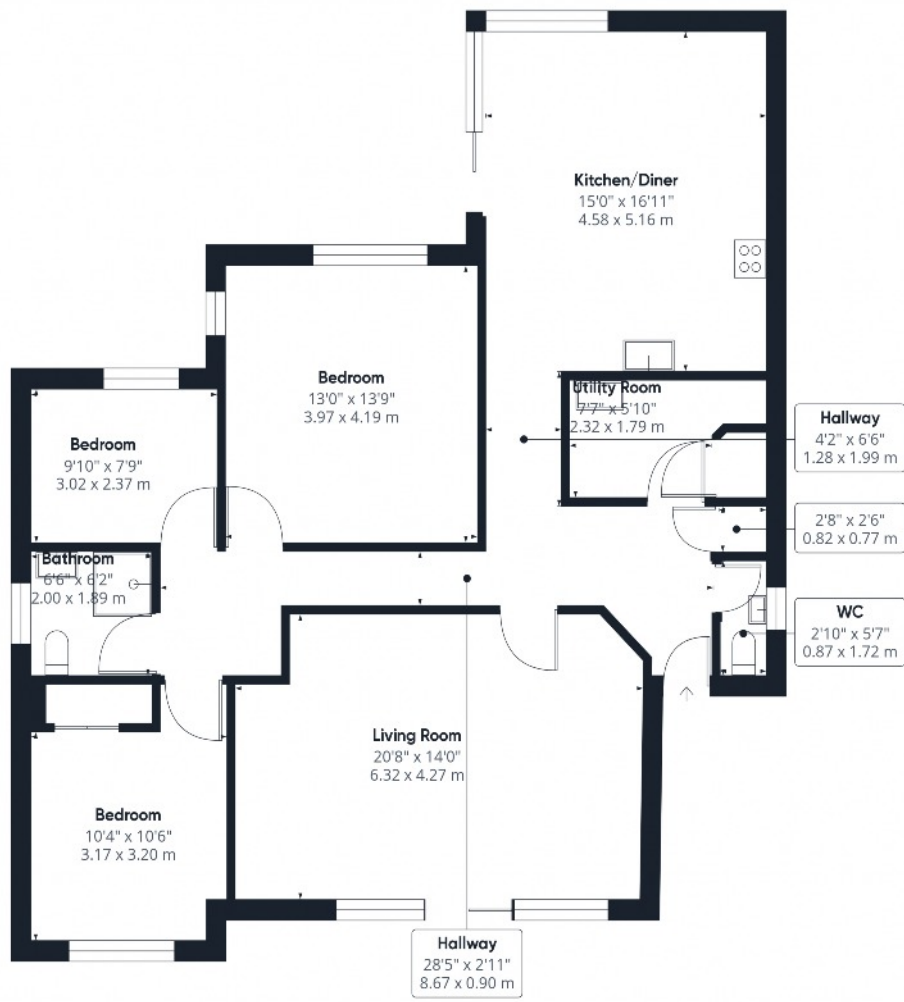
Services

All mains services are connected with gas central heating.

Broadband

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





Approximate total area[®]
1232.01 ft²
114.46 m²

(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.