

Cumbrian Properties

Kirkstone Cottage, Ambleside



Price Region £315,000

EPC-

Characterful cottage | Central Ambleside
1 reception | 1 bedroom | 1 bathroom
Sold as an ongoing holiday let with forward bookings

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2/ KIRKSTONE COTTAGE, 1 SMITHY BROW, AMBLESIDE

We are pleased to offer this immaculately presented successful holiday cottage that is sold with the benefit of forward bookings, furniture and appliances. Kirkstone Cottage has proved to be a most popular holiday cottage due to its standard of accommodation and superb location just off the main thoroughfare of the village with a wealth of local amenities close at hand producing a gross rental income in the region of £20,000 per annum.

The UPVC double glazed accommodation, with underfloor heating on the ground floor, briefly comprises lounge, hallway, dining kitchen, bathroom and first floor double bedroom. Private parking space and patio with stone outhouse adjacent to the property.

The accommodation with approximate measurements briefly comprises:

LOUNGE (13' max x 12') Ceramic tiled floor with underfloor heating. UPVC double glazed window to the front elevation. Painted fire surround with wood burning stove. Wall lights and understairs storage cupboard.



LOUNGE

HALLWAY Wall lights and doors to the kitchen and bathroom.

DINING KITCHEN (12' x 7'5) Extensive range of 'Shaker style' wall and base units with complementary worksurfaces and co-ordinating ceramic tiling incorporating a one and a half bowl stainless steel sink unit with mixer tap, electric oven with halogen hob and extractor above. Integrated fridge and dishwasher. UPVC double glazed window with window seat to the front elevation.



KITCHEN

3/ KIRKSTONE COTTAGE, 1 SMITHY BROW, AMBLESIDE

BATHROOM (8'6 x 7'9) Free standing roll top bath with claw feet and shower attachment from mixer tap. Walk-in glazed shower cubicle with Mira shower. Wash hand basin and WC. Heated towel rail, underfloor heating, extensive range of ceramic tiling, UPVC double glazed window with roller blind to the front elevation.



BATHROOM

FIRST FLOOR

BEDROOM (12' x 9'8) Vaulted beamed ceiling, UPVC double glazed window to the front elevation, electric panel heater, wall lights and fitted wardrobes.



BEDROOM

OUTSIDE The property benefits from a private parking space and patio area adjacent to the property. Built in stone store.



AMBLESIDE VIEW

4/ KIRKSTONE COTTAGE, 1 SMITHY BROW, AMBLESIDE

PLEASE NOTE This property is being sold on behalf of a relative of the Directors of Cumbrian Properties ELA Ltd.

FIXURES & FITTINGS The property is sold fully furnished to include appliances and forward bookings.

TENURE We are informed the tenure is Freehold. There is an area of flying freehold where the neighbour's property is above both the bathroom and kitchen.

BUSINESS RATES The property has a rateable value of £1,700 with £848.30 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

