



1 Smithy Brow, Ambleside

Cumbrian  
Properties



# 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. 1 Smithy Brow 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 of £21,250 in 2019 with weekly prices ranging from £465 to £669 through Sykes Cottages.

The UPVC double glazed accommodation, with underfloor heating on the ground floor, briefly comprises lounge, hallway, dining kitchen, bathroom and first floor double bedroom.

Allocated private parking space and patio with stone outhouse adjacent to the property.

**Price: £339,000**

**INCLUDES FORWARD BOOKINGS, FURNITURE AND APPLIANCES**

## Ground Floor

- Lounge
- Hallway
- Dining kitchen
- Bathroom

## First Floor

- Bedroom

## Outside

- Private parking space
- Patio area
- Built-in stone store

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 housing a log burning stove. Wall lights and understairs storage cupboard.

**HALLWAY** Wall lights and doors to the kitchen and bathroom.

**DINING KITCHEN (12' x 7'5)**

Kitchen area - Extensive range of 'shaker style' wall and base units with complementary worksurfaces and co-ordinating ceramic tiling incorporating a 1.5 bowl stainless steel sink unit with mixer tap, electric oven and hob with extractor above. Integrated fridge, washer/dryer and dishwasher. UPVC double glazed window to the front elevation. Dining area – Wall lights.

**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, extensive range of ceramic tiling, UPVC double glazed window to the front elevation.

**Staircase from the lounge to the first floor bedroom.**

**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.

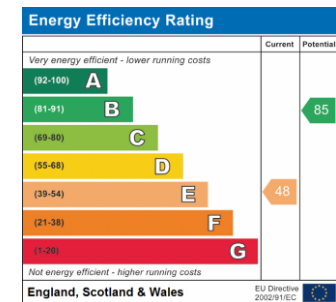
**OUTSIDE** The property benefits from a private parking space and patio area adjacent to the property and built-in stone store.

**RATEABLE VALUE** £2,900

**SERVICES** Mains water and electricity are connected.

**TENURE** We are informed the tenure is Freehold.

**VIEWING** Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle CA1 1DB









1  
KIRKSTONE  
COTTAGE



