



# 2 Stockghyll Court

Ambleside, LA22 0QX

Guide Price £465,000



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## Ambleside

A superb modern three bedroom, mid terrace house, fully double glazed and positioned in a popular residential area, with in this small development. Although originally constructed in 1979 the property has undergone significant modernisation in recent years by the current owner. Including new boiler, new quality kitchen, assisting to create a highly desirable and well planned open plan living/kitchen/diner. As well as being decorated tastefully throughout.

The property would be equally suitable as a permanent family home or ideal weekend/holiday property which has manageable gardens to the front and rear including a lovely new addition, which is an excellent newly created rear terrace enjoying views towards Redscree. From the upper rear garden. The property also benefits from a single garage.

The property would make an ideal home, second home or holiday let. With a projected income of circa £40,000-£45,000 per annum.

Stockghyll Court is a popular and well established residential area built in the late 1970's in a peaceful residential location just out of the town centre close to the Stockghyll waterfalls. Conveniently positioned enabling easy access to a large variety of amenities such as Michelin Star restaurants, cafes, Post Office and shops etc. There is a plethora of fell and country walks from the doorstep.





### Accommodation

Open Lakeland slate porch with a cupboard housing boiler and providing an ideal storage facility. Housing electric consumer unit. Anthracite modern UPVC front door leading into:-

### Hallway

With open staircase with quality flooring, under stairs cupboard with plumbing for washing machine and enough space for a tumble dryer. Shelving.

### Separate WC

With WC and corner wash hand basin, partial panelled walls and extractor.

### Living Kitchen Diner

A contemporary and well planned spacious L shaped dual aspect room providing a light and airy ambience. Modern selection of white wall and base units with worktop and one and a half bowl sink unit with mixer tap. Bosch appliances include four ring gas hob and integrated electric oven. Additional appliances include fridge, freezer and dishwasher. Rear glazed door.





## First Floor

### Landing

Loft hatch.

### Front Bedroom One

Spacious double room with attractive views over the front garden.

### Rear Bedroom Two

A double room with lovely views over terrace towards the fell side garden with countryside beyond and enjoying the morning sun.

### Front Bedroom Three

'L' shaped single room with bunk beds, currently being used as an office with attractive views over the front garden towards Fairfield Horseshoe and surrounding countryside.

### House Bathroom

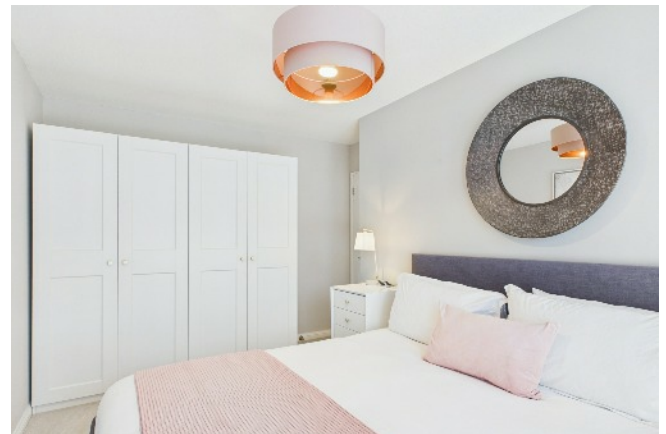
A modern white three piece suite comprising duo bath with power shower over, glazed screen, WC and pedestal wash hand basin. Fully floor and wall tiled with heated towel rail and electric shaver point.

### Outside

Small grass area to the front, with side access leading to the a wonderful newly created split level paved terrace with a selection of seating and fell side garden above, where there are super views towards Red Scress and Fairfield Horseshoe.

### Single Garage

Situated adjacent to Stockghyll Court with up and over door. Highly useful mezzanine providing excellent additional storage.







### Directions

What3words:///eliminate.cyclones.rigid  
From the centre of the village turn immediately left in between the former Barclays Bank and the Thai restaurant, veer left up to Stockghyll Lane for approximately 1/4 mile and take the first right. Turn immediately left and the garages for the development can be found on the left hand side.

### Services

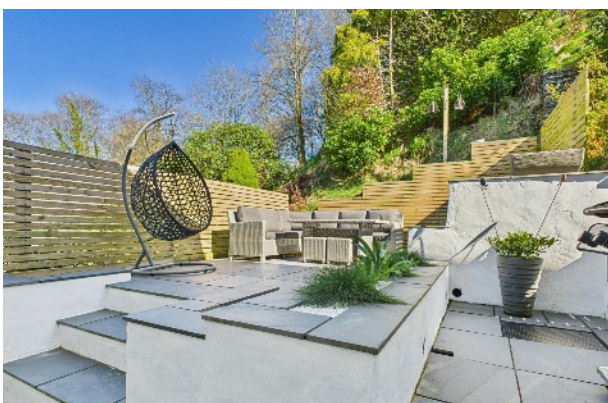
All mains services are connected with gas central heating.

### Tenure

Freehold. Vacant possession on completion.

### Council Tax Band

D



### Broadband

Superfast speed potentially available from Openreach of 47 Mbps download and for uploading 8 Mbps.

### Mobile

Indoor: O2 are reported as 'likely' for Voice and 'limited' for Data services. Three are reported as 'limited' for both Voice and Data services. EE are reported as 'limited' for Voice services and does not report on providing Data services. Vodafone does not report on providing any services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services.

5G is predicted to be available around this location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.

Broadband and mobile information provided by Ofcom.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATTHEWS  
BENEDICT

Approximate total area<sup>(1)</sup>

819.88 ft<sup>2</sup>  
76.17 m<sup>2</sup>

Balconies and terraces

324.96 ft<sup>2</sup>  
30.19 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1



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.