



Water Garden Suite

Loughrigg Brow, Under Loughrigg, Ambleside LA22 9SA

Guide price: £650,000

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Water Garden Suite

Ambleside

A highly desirable and generously proportioned three bedroom, three bathroom ground floor self contained luxury apartment with stunning views. Benefiting from private entrance, garden, parking and garage. Set in this highly exclusive private development with 10 acres of well tended gardens and grounds including tennis court.

The Water Garden Suite is one of ten individual properties developed from this fine Lakeland mansion house, built in 1863 for the then vicar of Ambleside, Cannon Bell. The Grade II Listed building was developed by Lancashire Homes Limited to a very high specification. Great care has been taken to make the most of the original features of the property and of the stunning views towards Fairfield Horseshoe. The property also enjoys a private entrance courtyard and private paved and gravelled terrace area which also enjoys the breathtaking aspect.

An extremely comfortable and secure permanent home or equally suitable as a luxury weekend or holiday retreat in the heart of the Lake District. Water Garden Suite offers a rarely found opportunity. Presently a second home but could be also be successful holiday letting or main residence.



Entrance

Through the tall ornate gate into the private walled courtyard to steps leading up to front door.

Vestibule

Quarry tiled floor, window overlooking the courtyard, covered ornate radiator panel providing a perfect cloaks area.

Open Plan Living/Dining Room

Stunning room with Junkers beech flooring throughout. Inset ceiling lighting on dimmer switches, built in media unit with wooden top, TV and telephone points. Attractive stone fire surround with black granite inset and hearth with living flame gas fire. Decorative covered radiator panels. Full length window looking onto the private terrace and garden giving amazing views towards Nab Scar.

Kitchen

An excellent open generous space with a great selection of high quality fitted beech fronted wall and base units, complimented by black granite worktops and upstands. Integrated undercounter Miele appliances including dishwasher, fridge, freezer and washer/dryer. Dual range cooker with twin ovens and extractor. Cabinet housed wall mounted Vaillant gas central heating boiler. TV point, deep windowsill with shutters. Part wall tiled. Views over the walled garden.



Bedroom 2

An excellent, generous double room with high windows giving stunning views towards Fairfield. High ceilings with cornice. Telephone and TV points. Short flight of steps up to:

Ensuite

Three piece white suite with beech effect units and shelving incorporating a vanity wash hand basin, WC, large bay shower cubicle with power shower and glazed screen. Mirror with wall light, shaver point and extractor fan. Full Amtico flooring and fully tiled walls. View towards Nab Scar.

Bedroom Three

Double room with built in headboard and bedside cabinets. Inset ceiling lighting and inset shelf. Attractive views to Nab Scar.

House Bathroom

A generously proportioned three piece suite, comprising of a corner shower cubicle, pedestal wash hand basin and WC. Vertical heated towel rail, fully wall and floor tiled with under floor heating and extractor.



Private Master Suite:

Master Bedroom

Spacious kingsize room with quality fitted furniture including twin wardrobes, dressing unit, lighting and mirror. TV and telephone points. Wonderful views from high placed window towards Nab Scar.

Dressing Room or Nursery Area

Versatile open room ideal as either a nursery or dressing area. Walk in cupboard housing cylinder.

Ensuite

Excellent and spacious five piece white Sottini suite which provides a panelled bath, twin vanity wash hand basins, WC and corner shower cubicle. Inset ceiling lighting and heated towel radiator. Amtico flooring and full tiled walls.





Outside

The building is approached via an electric gated private sweeping drive, leading to a separate bay allowing parking for two vehicles. Private garden areas to The Water Garden Suite include a delightful walled courtyard which is paved with raised beds. Additionally there is a terrace and sloping lawn with BBQ area which is owned and used by this apartment exclusively. The remainder of the gardens and grounds, extending to approximately 10 acres, are owned by the apartment proprietors. These are well tended and provide a good example of a formal Lakeland garden with mixed woodland and gated access onto Loughrigg Fell. There is also an all weather tennis court which is an excellent amenity and is used by all owners. Additional designated and visitor parking.

Garage

Good size garage with up and over door and electricity.

Tenure

Leasehold. The property is held on a 999 year lease. All owners are share holders in the active Management Company that look after the estate and the building which also owns the Freehold. The current annual service charge includes outside maintenance of the building, decoration, insurance and general upkeep of the estate is currently £400 per month.

Services

Mains water, electricity and gas. Private drainage. Gas central heating and Hive controls.

Council Tax Band

G

Broadband

Superfast download speed of 39 Mbps and upload speed of 8 Mbps as per the Ofcom website.

Directions

From the south side of Ambleside take the road sign posted Coniston between Ambleside Rugby Club and Rothay Manor Hotel, cross over Rothay Bridge and turn immediately right onto the Under Loughrigg Road. Continue along this country lane with the River Rothay on the right hand side for approximately half a mile and the secure gated entrance to Loughrigg Brow is on the left before the cattle grid. Proceed up the sweeping drive and parking is alongside the garage on the left.

What3words

///stunning.fetches.trophy



Floor 0 Building 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.

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