



## 9 Gale Park

Ambleside LA22 0BN  
Guide Price: £650,000

MATTHEWS  
BENJAMIN



# 9 Gale Park

## Ambleside

A superb opportunity to acquire a stunning modern three bedroom, three bathroom detached bungalow. Imaginatively, comprehensively and sympathetically designed, extended and improved over recent years by the present owners who have created an immaculately presented and deceptively spacious well planned accommodation.

Using a 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 property. The superb open plan kitchen/diner/living room enjoys the benefit of a beautiful light and social dual aspect room with lovely views towards Loughrigg and Sergeant Man. Whilst the sitting area also has a cosy wood burning stove. Along with the flexibility of sliding patio doors to two sides with access to twin terraces.

Comprises of three bedrooms, two ensuites and a house bathroom, in addition to a highly useful boot/utility room.

Occupying a beautiful plot, gently elevated above the town with breathtaking panoramic picturesque views, enjoying a superb sunny south-western aspect within a quiet position. The well planned gardens especially to the front and side have been imaginatively designed creating two substantial patio areas. A small selection of shrubs and bushes which are easily maintained. Plenty of off road parking and useful garage.

The property will suit a variety of buyers whether as a main residence, holiday home or a holiday let. We believe as a holiday letting property it could generate circa £32,000 pa.

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.

Some contents may be available by separate negotiation.



## Accommodation

UPVC stable door leading to;

### Utility/Boot room

Highly useful room with fully tiled walls and floor, Belfast sink, base units, granite worktop and upstand. Extractor fan, electric consumer unit and dual fuel vertical radiator. Double storage cupboard housing the British Gas wall mounted central heating boiler. Plumbing for a washer/dryer. View over the garden towards the lower slopes of Wansfell Pike.

Quality oak glazed door leading through into;

### Kitchen/Diner/Lounge

Stunning open plan, dual aspect room. Kitchen area comprises of a contemporary selection of wall and base units with silestone worktop/breakfast bar, upstands and splashback. 1.5 sink unit with mixer tap. Integrated appliances include 4 ring induction hob, extractor fan, electric oven, slimline dishwasher, microwave, fridge and freezer. Polished oak floor throughout. Cosy wood burning stove sat on a slate hearth and surround with an oak mantle. Built in bespoke oak cabinet, shelving and additional corner shelving. Twin sliding doors allowing access to the terraces at the front and side of the property with delightful western views towards Loughrigg and Sergeant Man.



### Internal Hallway

Tall, shallow cupboard providing ideal linen storage facility.

### Front Bedroom One

Stylish double room with king size bed and built in wardrobe. Picturesque view towards Loughrigg. Oak sliding door leading to;

### Ensuite

Superb three piece white suite comprising of a double corner shower cubicle with rain head shower and additional shower attachment, twin vanity wash hand basin with drawers beneath and feature pendant lighting. WC. Fully floor and wall tiled with dual energy heated towel rail.



### Rear Bedroom Two

Spacious and light double room with built in double wardrobe. View towards Wansfell Pike over the rear garden. Loft hatch.

### Ensuite

Spacious three piece white suite comprising of a corner shower cubicle, vanity wash hand basin and WC. Heated towel rail, extractor and fully floor and wall tiled.

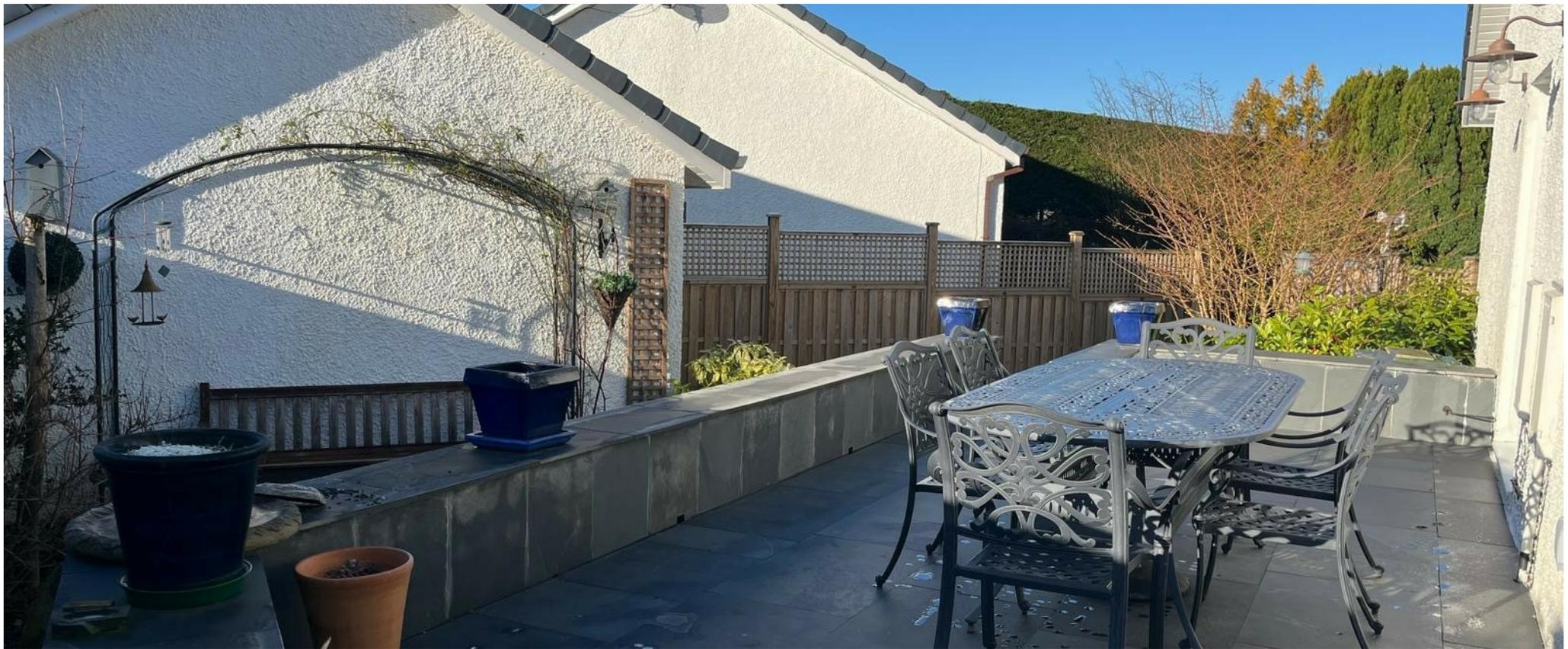
### Rear Bedroom Three

Twin room with wardrobe and built in drawers. Partial pine panelled feature wall. Vertical dual heat radiators. Lovely view towards Wansfell Pike.

### House Bathroom

Delightful three piece white suite comprising of 'P' shape bath with shower over, vanity wash hand basin and WC. Fully floor and wall tiled. Dual fuel radiator and extractor fan.





**Outside**

Approached by a private tarmacadam drive with parking for at least four vehicles leading to single semi-detached garage with up and over door and electric. Ideal landscaped low maintenance garden with a variety of shrubs and bushes to front, side and rear. Two substantial paved terraces with steps leading up and exposed Lakeland stone walling. Paved paths leading around the sides with a delightful south west facing aspect towards the surrounding countryside. Rear wood store.

**Services**

All main services are connected. Gas central heating. HIVE.

**Tenure**

Freehold. Vacant possession on completion.

**Council Tax Band**

D

**Broadband**

Ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps as per Ofcom website.

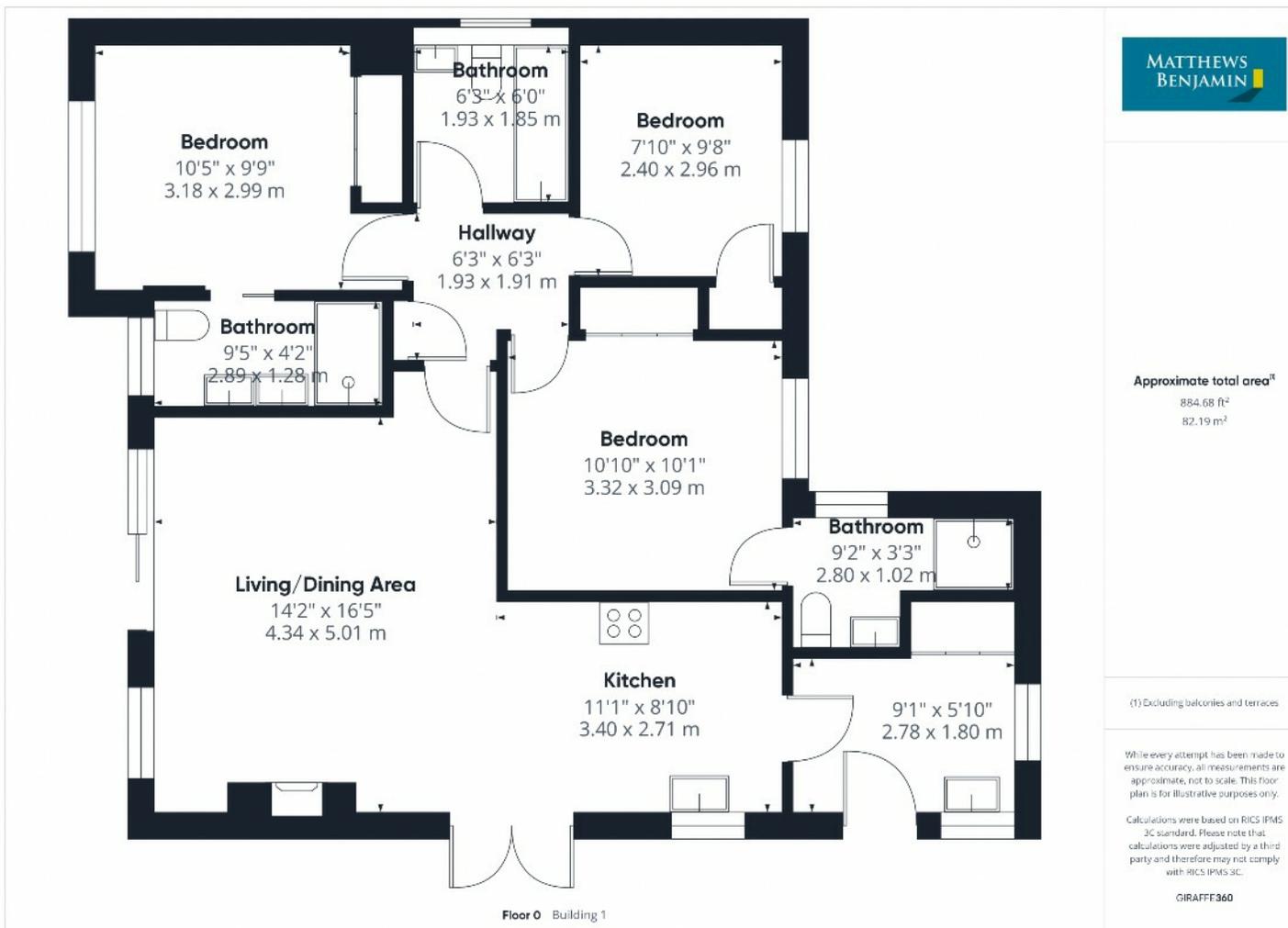
**Directions**

From our office continue up Kelsick Road, turn right onto Lake Road and 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.

**What3words**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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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