



Oaks Farm Cottage, Oaks Field, Ambleside  
£625,000





## Oaks Farm Cottage, Oaks Field

### Ambleside

A charming semi-detached cottage located in a quiet area just outside of the market town of Ambleside. The property is close to all the local amenities the town has to offer and has great road links to the M6 Motorway and the rest of the Lake District National Park.

Nestled in a tranquil residential area, this 4-bedroom semi-detached house exudes charm and character. The property is in need of some updating but it could be a fantastic forever home. The beautiful semi-detached cottage boasts a welcoming sitting room with a wood burning stove, encased within an inglenook style fireplace set upon a raised slate hearth, inviting cosy evenings by the fire. A substantial kitchen diner provides ample space for culinary creativity. With a bedroom on the ground floor complete with an en-suite bathroom, the layout offers flexibility for various living arrangements. The convenience of gas central heating ensures warmth throughout. Upstairs, three additional double bedrooms with one of the bedrooms having a external door to the Spinning Gallery – a sheltered balcony area under cover of the eaves. A family bathroom caters to the needs of a growing family or visiting guests.

Outside, the beautifully landscaped gardens to the side and rear of the house create a delightful place for relaxation, dominated by a lush lawn, mature trees, hedges, and planting beds. A charming patio seating area provides the perfect spot for dining, while a log store on the side of the property adds a touch of rustic charm. The front of the property offers driveway parking for up to four vehicles, ensuring convenience and ease for homeowners and visitors alike. This property seamlessly combines modern comforts with timeless appeal, offering a harmonious blend of indoor luxury and outdoor serenity for its discerning owners. Don't miss the opportunity to make this stunning residence your own and experience the quintessential countryside lifestyle in the heart of a picturesque locale.



- Beautiful character semi-detached cottage
- Featuring an abundance of wonderful original features
- Located in a quiet residential area yet within strolling distance to the town centre
- Sitting room with a wood burning stove set upon a raised slate hearth within an inglenook style fireplace.
- Sold with no ongoing chain
- Flexible accommodation featuring well proportioned rooms
- Driveway parking for several vehicles
- Currently a successful holiday let
- Beautiful gardens with delightful views of the fells
- Ideal family home, weekend retreat or holiday let

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING D

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX: BAND TBC

#### TENURE: FREEHOLD

#### DIRECTIONS

From the centre of Ambleside proceed north towards Rydal and turn right at the mini roundabout onto the Kirkstone road. Continue a short distance on this road and after passing the converted Church bear right into Oaks Field and proceed through the gateway marked "Private" just as the road narrows. Taking the first left once through the gateway, Oaks Farm Cottage is found on the right.

**WHAT3WORDS:** tunes.friends.blissful







## GROUND FLOOR

### KITCHEN DINER

15' 4" x 11' 9" (4.67m x 3.59m)

### INNER HALLWAY

7' 5" x 2' 11" (2.26m x 0.89m)

### SITTING ROOM

17' 3" x 14' 9" (5.25m x 4.50m)

### BEDROOM

12' 10" x 11' 6" (3.90m x 3.51m)

### EN-SUITE

10' 6" x 6' 9" (3.20m x 2.07m)

## FIRST FLOOR

### LANDING

9' 2" x 8' 2" (2.80m x 2.49m)

### BEDROOM

15' 7" x 11' 10" (4.76m x 3.61m)

### BEDROOM

14' 6" x 8' 9" (4.41m x 2.67m)

### BEDROOM

11' 10" x 9' 2" (3.61m x 2.79m)

### BATHROOM

8' 6" x 4' 9" (2.58m x 1.46m)







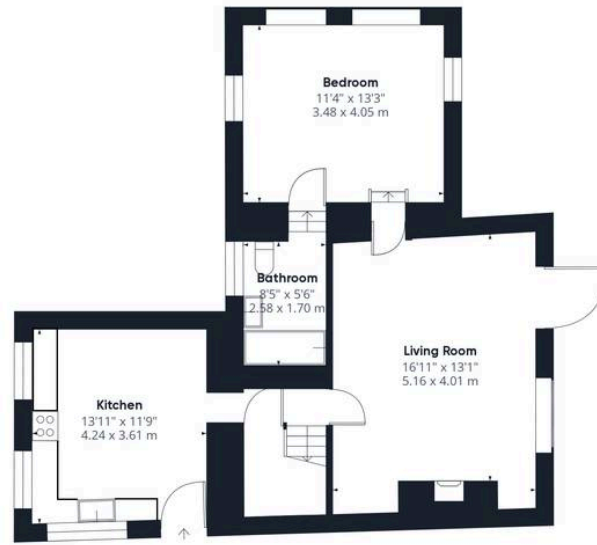












Ground Floor

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

1162.39 ft<sup>2</sup>

107.99 m<sup>2</sup>



Floor 1

(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 are based on RICS IPMS 3C standard.

**GIRAFFE360**

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