



Amaryllis Gale Rigg

Ambleside LA22 0AZ

£600,000

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Ambleside

Amaryllis is a well proportioned three bedroom detached bungalow under a pitched slate roof. Enviably positioned on the lower slopes of Wansfell Pike yet elevated above the town commanding stunning panoramic views to the surrounding fells including Loughrigg, Coniston Old Man and Wetherlam. Although the property may require some modernisation it represents an ideal opportunity to acquire a highly desirable bungalow in a most popular residential area, with an extremely private yet manageable garden, off road parking and views.



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Although the property may require some modernisation it represents an ideal opportunity to acquire a highly desirable bungalow in a most popular residential area, with an extremely private yet manageable garden, off road parking and views. The property will suit a variety of buyers whether as a permanent family home or holiday property.

Gale Park is set in a gently elevated position above this most popular Lakeland town with a lovely south western aspect commanding beautiful fell and country views towards Loughrigg, Coniston Old Man and Wetherlam amongst others. The property was constructed in the mid 1980's and forms part of a popular private estate. Whilst the property is in a peaceful position there are a wide variety of amenities close at hand only a few minutes walk away including an excellent variety of shops, restaurants, library and Doctors etc. Whilst also enjoying endless fell and country walks from the door step.

Directions

From our office continue up Kelsick Road, turn right onto Lake Road and then immediately left onto Old Lake Road. Take the first left and turn immediately right onto a private road that leads to Gale Park, proceed up the road passing the green, as you approach a right hand turn the property is immediately on the left hand side.

Accommodation

Slate steps leading up to a partially enclosed glazed porch to enjoy the views, with UPVC glazed front door leading to:

Wide Hall Way

Cloakroom

Cloakroom with pedestal wash hand basin, WC and partially wall tiled. Cloaks cupboard housing alarm. Additional secondary cupboard with shelving. Loft hatch with pull down ladder, partially boarded with light.

Kitchen

11'2" x 7'8"

A selection of pine effect wall and base units with 1.5 sink unit with mixer tap. Appliances include four ring electric hob, double electric oven, integrated fridge and Bosch dishwasher. Part wall tiled with extractor fan. Attractive view over the rear garden. Sliding door leading to:

Utility Room

9'5" x 5'5"

Selection of base units with stainless steel sink unit with mixer tap. Plumbing for washing machine, wall mounted Worcester gas central heating boiler and controls for solar panels. Cupboard housing the electric and gas meters. Rear UPVC door.

Living Room

16'8" x 11'11"

An excellent light and airy dual aspect room giving fantastic panoramic views from the picture windows towards the lower slopes of Wansfell Pike to Coniston Old Man, Wetherlam and Loughrigg. Open fire with slate hearth and surround. TV Point.

Bedroom One

14'11" x 10'9"

Good sized double room with far reaching views over the garden towards Latterbarrow and Coniston Old Man.

Bedroom Two/Dining Room

16'7" x 11'3"

Generously proportioned room which could equally be used as an additional reception room with lovely views towards Wansfell Pike.

Bedroom Three

11'6" x 10'11"

Good sized double room with views over the side

Bathroom

Four piece suite comprising of panelled bath, separate corner shower cubicle, WC and vanity wash hand basin. Fully wall tiled with electric shaving point and heated towel rail.

Garage

Single garage positioned on a concrete base with up and over door with separate narrow store to the rear.

Outside

Approached by small private tarmac drive, with parking for at least two vehicles with additional small drive which has a detached garage with up and over door, with a workshop/store to the rear. The garden has a delightful array of mature shrubs and bushes around the rockery to the front. With a footpath around the house leading to the rear of the property including a delightful south facing patio. An additional gently raised patio within the garden which enjoys a combination of level and gently sloping lawn with a mixture of plants, shrubs and bushes. Enjoying a fantastic delightful sunny aspect with views to Wansfell Pike and the added benefit of privacy. External water tap.

Services

All mains services are connected. Gas fired central heating. Solar panels to benefit the hot water system.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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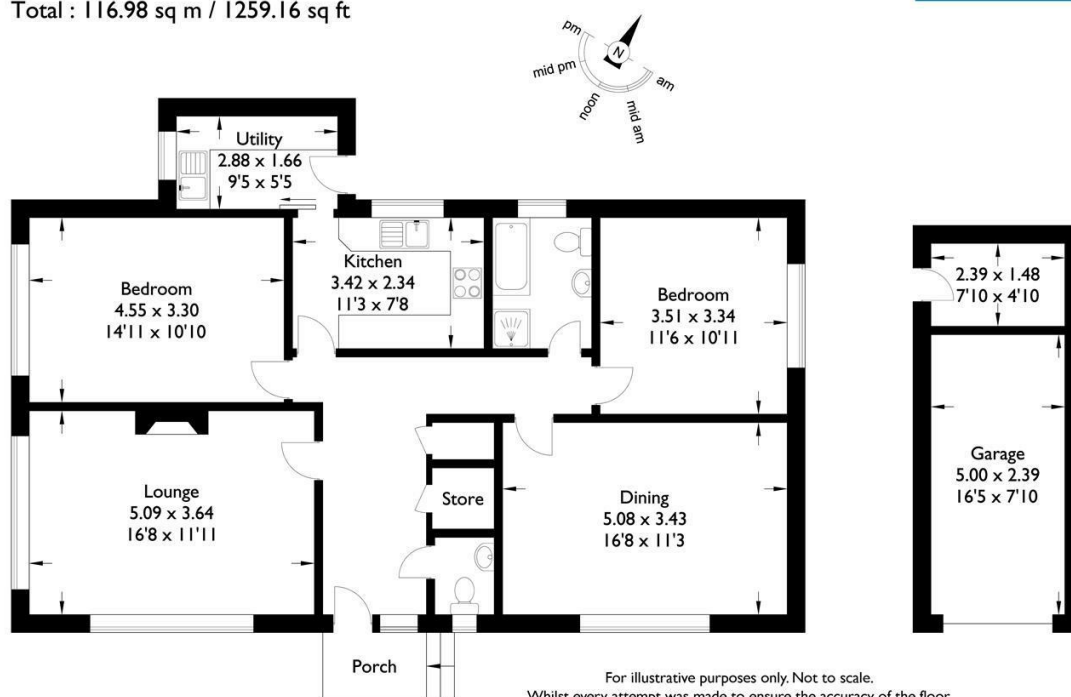
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Approximate Gross Internal Area : 101.14 sq m / 1088.66 sq ft

Garage : 15.84 sq m / 170.50 sq ft

Total : 116.98 sq m / 1259.16 sq ft

MATTHEWS
BENJAMIN



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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 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.

