



Summer Hill Country House

Ambleside, LA22 0PP

Offers In The Region Of £1,350,000



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Approach

The initial approach is with the gate to the private drive, mature gardens to the front and side with lawns, borders and well stocked hedging. The property enjoys stunning, open views across the gardens and open countryside, as well as the mountains in the distance. There is also ample parking and a concrete base for a gazebo, as well as a paved patio/terrace area and a range of stone outbuildings.

The traditional timber front door, with open porch/lodge and side windows, affords access from the front of this beautiful property into the entrance hall.

Entrance Hall

extends to 14'5" (extends to 4.40)

The hallway provides access to an office, lounge and inner hall. There is a radiator with thermostat, power points, a smoke detector and characterful slate flooring.

Inner Hall

extends to 17'4" (extends to 5.30)

With feature beams and ornate period stairs. Doors lead to the kitchen, formal lounge and the under-stairs utility with slate floor and windows. There is also a cloak with WC.

Formal Lounge

24'7" x 10'9" (7.50 x 3.30)

An appealing Georgian style room with inset wall arch, architrave, wall period cupboard and good ceiling height of 2.40m with beams. The striking focal point of the room is the Inglenook open fire with flagged hearth and an inset slate lintel with exposed stone walling. Within the lounge, you will also find two ceiling lights, two double radiators with thermostats and points. There is also a sash UPVC double glazed Bay window and twin French glazed doors, both facing the front aspect with superb views.

Living Room

19'8" x 13'1" (6.0 x 4.00)

With triple aspect UPVC double glazed sash windows. There is a black cast stove with an inset Gazco living flame fire set within a chimney breast of local stone with a slate lintel, two double radiators with thermostats and power points. You will also find useful alcove shelving and feature beams to the ceiling. The décor is of tasteful green and terracotta shades.

Office

5'6" x 5'2" (1.70 x 1.60)

Accessed from the entrance hall, with power points and a telephone point. A most useful area for working from home.

Informal Lounge

13'5" x 11'1"/12'1" (4.10 x 3.40/3.70)

This room, of a cottage style, boasts stunning outlooks and views from the triple aspect double glazed windows. There are painted beams to the ceiling, rough cast painted walls, two double radiators, power points and a TV aerial.

Kitchen Diner

20'4" x 12'5" (6.20 x 3.80)

The kitchen has been fitted with a good range of modern, attractive shaker style bespoke oak base and wall units with brass handles and grey granite work surfaces. There is a twin Belfast sink unit with chrome mixer tap, an inset vanity basin and built-in dresser unit. The fitted appliances that are to be included within

the sale are: the cream Aga gas twin oven with hood, fan and light, the Zanussi electric hob and the double oven that is fan assisted with a grill. There are also two full size dishwashers and a built-in fridge. This room offers plenty of space for a dining table for entertainment and family dining. The floor has been laid in characterful blue slate flags and there is access to both the inner hall, servant's stairs and a latch door to the informal lounge. Glazed French doors lead to the front drive area and garden.

Stairway Details

The timber traditional spindled staircase leads from the rear of the central inner hall to the first floor landing.

First Floor Landing

extends to 41'0" (extends to 12.5)

An impressive landing area with a feature window to the rear, feature beams, two radiators with thermostats, power points, smoke alarms and heat detectors, an airing cupboard with shelving and twin tanks. The landing provides access to the loft and doors lead to the bedrooms and bathroom.

Master Bedroom

19'0" x 7'2" (5.80 x 2.20)

With twin aspect UPVC double glazed sash windows to the side and rear aspects. There is a useful built-in cupboard, two wall lights, a radiator with thermostat, power points, a telephone point and a TV aerial.

En Suite Shower Room

8'10" x 5'10" (2.70 x 1.80)

This is a modern three piece suite in white comprising of a dual flush WC, a 'D' style pedestal wash basin with mixer tap and an open wet room shower with Mira electric shower and lower glazed screen. There is lovely slate style floor tiling and the walls have been decorated with wall tiling of ivory shades as well as lovely exposed stone walling. A UPVC double glazed sash window faces the rear aspect.

Bedroom Two

11'5" x 8'6" (3.50 x 2.60)

Within this bedroom, you will find a double radiator with thermostat, four double power points, a telephone point and a TV aerial. The décor is of cream shades with a feature wall in grey. There is a front facing UPVC sash double glazed window with open views of the fields.

En Suite Shower Room

6'10" x 5'2" (2.10 x 1.60)

This is a modern three piece white suite with chrome fittings comprising of a low level dual flush WC, a circular free standing vanity basin with a mixer tap and a glazed shower cubicle with thermostatic self draining base with flexi-track spray. The room has been fully tiled in cream tiling and there is an extractor fan and double radiator with thermostat.

Bedroom Three

11'1" x 7'6" (3.40 x 2.30)

With stunning outlooks over the garden and countryside, through the lower level UPVC double glazed sash window. Within the bedroom, you will find a double radiator with thermostat, four double power points, telephone point and a TV aerial. The décor is of pale apple green with painted picture rail and skirtings.

En Suite Shower Room

This is a modern three piece suite comprising of a low level dual flush WC, a vanity basin with a mixer tap and cabinet and a shower cubicle with bi-fold glazed door, a thermostatic shower with flexi track spray and vanity mirror. There is an extractor fan and the walls have been fully tiled.

Bedroom Four

14'1" x 11'5" (4.30 x 3.50)

The bedroom has two double radiators, power points, a TV aerial and a telephone point. The Victorian style lower UPVC double glazed sash Bay window faces the front aspect with open outlooks. There is cornicing, Bay painted paneling and décor of lemon shades.

En Suite Shower Room

This is a fitted three piece suite comprising of a low level flush WC, circular vanity basin with mixer tap and a glazed quadrant shower cubicle with a thermostatic shower with flexi track spray. The room has been fully tiled in tasteful cream shaded tiles with mosaic border.

Bedroom Five

11'1" x 9'6" (3.40 x 2.90)

With a UPVC double glazed sash window with impressive garden and countryside views to the front aspect. There are two radiators with thermostats, power points, telephone points and a TV aerial. There is a useful built in wardrobe and the décor is of cream and regency red with picture rails and deeper skirtings.

En Suite Shower Room

A modern fitted suite comprising of a low level flush WC, a circular vanity basin and a glazed shower cubicle with twin head. The room has been fully tiled and there is an extractor fan.

Family Bathroom

6'6" x 7'6" (2.00 x 2.30)

With a double glazed, rear facing sash window. This is a period style three piece suite in white with chrome fittings, comprising of an enclosed, low level spa bath with mixer tap and telephone shower attachment, a low level WC and a pedestal wash hand basin. There is also built-in bath furniture of a limed oak style with mirrors.

Bedroom Six/Study

8'2" x 7'10" (2.50 x 2.40)

With a UPVC double glazed sash style window to the rear aspect. There is a double radiator with thermostat and four double power points. A couple of steps to the side of the room take you down to the "open recess" with external matching window, ceiling light and power points.

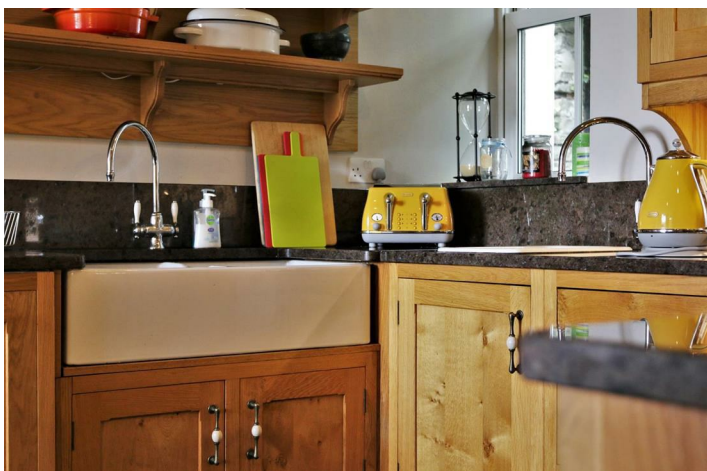
Loft Room

15'8" x 10'9" (4.80 x 3.30)

With a rear facing, floor-level double glazed window and a Velux to the ceiling slope. There is also a double radiator with thermostat, five double power points, a TV aerial, telephone point and four wall lights. There are also characterful exposed beams and a useful built-in twin door wardrobe.

En Suite Shower Room

A modern three piece suite in white comprising of a low level dual flush WC, an inset vanity basin with mixer tap and a shower recess with Mira shower. The room is decorated in beige shade tiling, a radiator and vanity mirror with lights.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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