



Residential Portfolio in LA22

Cunsey, Cunsey, Ambleside, Cumbria,
LA22 0LT

£325,000 Starting Bid

Garage parking

Key Information

- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Welcome to 2 Cunsey House, a 3 bedroom ground floor maisonette which sits just a stone's throw from the stunning Lake Windermere. Surrounded by marvellous open views, this period building is full to the brim with charm and character, and currently runs as a successful holiday let. This property could become a beautiful family home, or a comfortable second residence to retreat to for some peace and quiet. Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Enter the property into through the delightful Sun Room/Porch, enjoying the warmth from the abundance of natural light flooding in. A perfect space to kick off your muddy boots and relax with a cup of tea after exploring the beautiful countryside that surrounds Cunsey House. From here there is access to the bright farmhouse style kitchen, which features original butcher's hooks overhead, and is fitted with cream wall and base units and laminate worktops. Integrated appliances include a Hotpoint oven with 4 ring induction hob and cooker hood over and a small fridge/freezer; the inset stainless steel sink and drainer is beneath the pretty window, with lovely views to distract from washing the dishes!

Attached to the kitchen is the utility/boot room, with original stone flooring and a farmhouse door leading back outside. Currently housing two chest freezers, and with plumbing and space for a washing machine underneath the laminate worktop, this room acts as an extension of the kitchen. The utility houses the Worcester boiler and lots of useful storage space, and an additional WC to the back.

On the other end of the sunroom, you will find the spacious living room; featuring a log burner within an impressive stone hearth, this room will be a cosy space to hide away in the Winter months, yet will enjoy the sunshine in the Spring and Summer thanks to the large sash window.

Leading off from the living room, Bedroom 1 is a very spacious, dual aspect room, with a feature fireplace and high ceilings which maximise the natural light. The bright room enjoys beautiful views to Lake Windermere, where you can catch a glimpse of the ferry passing through on a clear day.

To the back of the living room, the corridor leads through to the family bathroom, with tiled walls and floor, comprising bath with handheld shower over, pedestal wash hand basin, WC and a chrome heated towel rail. The bathroom also benefits from a high window and extractor fan.

Bedroom 2 can be found at the very end of the corridor, along with an en suite shower room and additional built-in storage cupboard. The double bedroom benefits from both a built-in wardrobe and built-in bookshelves, and enjoys streams of sunlight from the glazed door, which opens on to the front patio and seating area. The adjoining shower room is modernly decorated with tiled walls and floor, a walk in rainfall shower with additional handheld showerhead, pedestal wash hand basin, WC and chrome heated towel rail.

Stairs lead up to the first floor, with an understairs cupboard providing even more storage. Another cupboard can be found at the top of the stairs, before the third bedroom and en suite shower room. Bedroom 3 is currently used as a double bedroom, with a wash hand basin in the corner, but could easily be turned into a home office or playroom. The sash window has a sill with room for a pleasant window seat, a quiet spot to steal away to. The en suite shower room comprises a shower cubicle with Mira shower, and WC.

Outside, a pretty frontage of greenery frames 2 Cunsey House, and a gravelled space allows for outdoor dining during the Summer with a garage available for additional parking/storage.

Accommodation (with approximate dimensions)

Entrance Porch/Sunroom

Kitchen

Utility/Boot Room

WC

Living Room

Bedroom 1

Family Bathroom

Bedroom 2

En Suite Shower Room

Stairs to First Floor

Bedroom 3

En Suite Shower Room

Property Information

Note Please be aware that the property will be sold as seen, and the sale will include the majority of fixtures & fittings (minus any personal effects).

Tenure share of freehold

We understand the property to be leasehold for a term of 999 years from 31st May 2015, with the freehold being jointly owned with Number 1 Cunsey House. There is no service charge or ground rent for this property.

Business Rates We understand the property to have a rateable value of £4,350 with the amount payable to South Lakeland District Council for 2025/26 being £2,170.65 though the current owners enjoy the benefit of Small Business Rate Relief.

Price: Starting Bid £325,000

Property Type: Residential Portfolio

Business Type: B & B's

Parking: Garage, Off Street

Year built: 1800

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Cash Buyers Only

Impressive period building.

Peaceful location close to Lake Windermere.

Fantastic surrounding views

Beautiful family home, holiday let, or weekend retreat.

No chain.

3 spacious bedrooms.

Retaining many original features.

2 miles from Bowness via the ferry crossing.

Allocated parking space

Standard broadband available

Sold as seen



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Contact your local branch today for more information on this property:

19 Cleeve Wood Road, Bristol, Gloucestershire, BS16 2SF, <http://www.mcoleman.co.uk/>

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