



Avalon, Rothay Road  
£1,250,000



## Avalon

### Rothay Road

A beautiful residence in the heart of Lake District National Park and positioned centrally in Ambleside, one of the Park's honeypot towns, an essential visitor destination and a fantastic place to live and enjoy Lake Windermere and the Lakeland Fells. The property is a former bed and breakfast residence that has been completely renovated by the current owner. The property offers easy access to the many amenities available which include an abundance of cafes, shops, pubs, take-aways, restaurants, Zefferellis Cinema and the beautiful Rothay Park to name a few. The charming property is now ready to trade as a boutique commercial residence or be enjoyed as a familyhome while letting out occasional rooms. The owner has achieved a perfect blend of old and new. The high end contemporary bathroom & bedroom fittings are complemented by luxurious wall and floor coverings and they mix seamlessly with period features such as the covings, architraves and skirtings that have been restored and replaced. Each room setting has been thoughtfully constructed to fill and showcase the high ceilings with occasional glimpses of exposed stone work and wonderful views of the village and striking Fells beyond. The accommodation is spread over five floors which comprises a vestibule, hallway, sitting room, dining room, breakfast kitchen, utility room and bedroom with an en-suite bathroom to the ground floor. The lower ground floor which was the basement has been converted into two bedrooms with one having an en-suite bathroom. The first floor offers a master suite which is accessed by a dressing room which also leads to an en-suite, included in the master suite is a secret walk in wardrobe. Included on the first floor is one more bedroom with its own en-suite bathroom. On the second floor there are two bedrooms both with impressive en-suite bathrooms with the third floor offering a bedroom which opens out into an en-suite bathroom with far reaching views.

## LOWER GROUND FLOOR

### HALLWAY

15' 11" x 6' 2" (4.84m x 1.88m)

### BEDROOM

18' 10" x 13' 11" (5.74m x 4.23m)

### BEDROOM

13' 7" x 13' 0" (4.15m x 3.95m)

### EN-SUITE

8' 2" x 4' 11" (2.48m x 1.50m)

## GROUND FLOOR

### VESTIBULE

6' 0" x 5' 9" (1.82m x 1.75m)

### HALLWAY

10' 7" x 6' 5" (3.22m x 1.96m)

### SITTING ROOM

18' 3" x 14' 4" (5.56m x 4.37m)

### DINING ROOM

15' 5" x 12' 0" (4.70m x 3.65m)

### KITCHEN

23' 11" x 10' 0" (7.30m x 3.05m)

### UTILITY ROOM

10' 8" x 10' 4" (3.26m x 3.16m)

### BEDROOM

14' 2" x 11' 0" (4.32m x 3.35m)

### EN-SUITE

6' 6" x 5' 4" (1.98m x 1.62m)

## FIRST FLOOR

### LANDING

17' 11" x 6' 5" (5.47m x 1.95m)

### DRESSING ROOM AREA

13' 5" x 5' 9" (4.08m x 1.76m)

### MASTER BEDROOM

18' 10" x 12' 10" (5.73m x 3.91m)

### HIDDEN WALK-IN WARDROBE

10' 10" x 7' 3" (3.29m x 2.21m)

### EN-SUITE

13' 2" x 7' 9" (4.01m x 2.36m)

### BEDROOM/STORE ROOM

10' 2" x 6' 7" (3.09m x 2.01m)

### EN-SUITE

10' 7" x 4' 10" (3.29m x 1.47m)





## SECOND FLOOR

### LANDING

17' 5" x 6' 8" (5.32m x 2.02m)

Both max. Double glazed Velux window, radiator, understairs storage, recessed spotlights.

### BEDROOM

13' 7" x 9' 10" (4.15m x 3.00m)

Both max. Double glazed window, radiator, recessed spotlights.

### EN-SUITE

14' 4" x 7' 5" (4.38m x 2.25m)

Both max. Double glazed window, heated towel radiator, four piece suite comprises W.C. wash hand basin, and bath, fully tiled walk in shower with thermostatic shower fitment, shaver points, exposed beams, exposed stone features, porcelain tiled flooring.

### BEDROOM

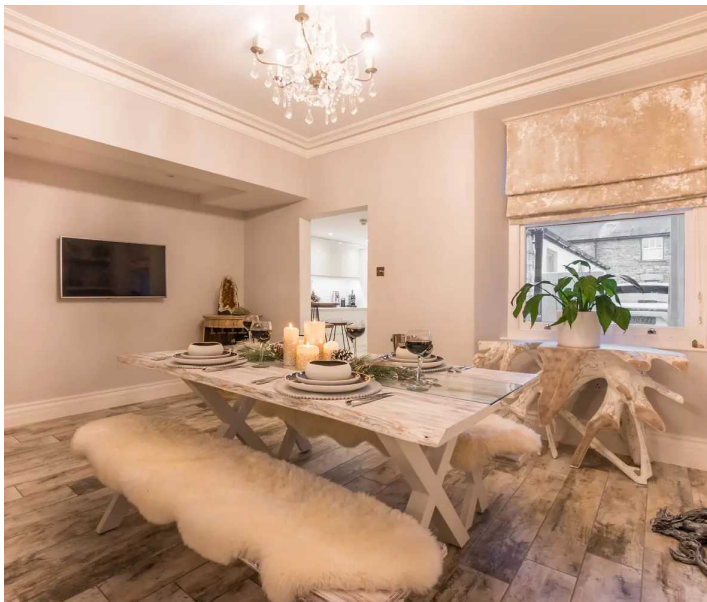
20' 4" x 12' 9" (6.21m x 3.89m)

Both max. Double glazed bay window, double glazed window, two radiators, fitted wardrobe and base units, recessed spotlights.

### EN-SUITE

12' 2" x 5' 9" (3.72m x 1.76m)

Both max. Heated towel radiator, three piece suite comprises W.C. two wash hand basins to vanity, fully tiled walk in shower with thermostatic shower fitment, fully tiled walls, shaver points, porcelain tiled flooring.



## THIRD FLOOR

### LANDING

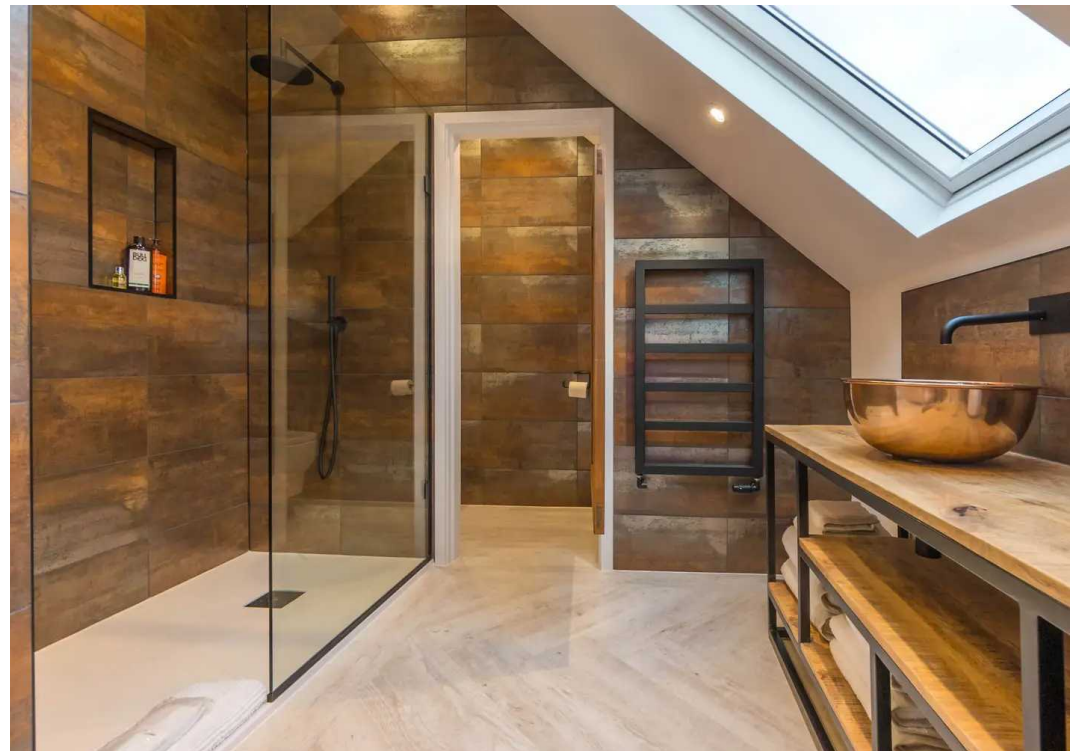
8' 2" x 6' 10" (2.49m x 2.09m)

Both max. Recessed spotlights.

### BEDROOM/EN-SUITE

20' 3" x 16' 4" (6.16m x 4.98m)

Both max. Two double glazed Velux windows, double glazed windows, two radiators, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled walk in shower with thermostatic shower fitment, partial tiling to walls, shaver points, USB points, recessed spotlights.



## OUTSIDE

To the rear of the property is a paved patio with space for potted plants and garden furniture which leads to driveway parking. At the front is a well kept forecourt which has been paved with light stone tiles giving a clean look. There is ample space for garden furniture to sit out on.

## OFF ROAD

Driveway parking for two vehicles.

## EPC RATING A

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND F

## TENURE: FREEHOLD

## DIRECTIONS

From Windermere follow the A591 to Ambleside. At the traffic lights continue on to Lake Road passing Hayes Garden World and follow the one way system in to Wansfell Road and on to the A593 proceeding down the road where Avalon is located on the right across from the putting greens.

**WHAT3WORDS:** build.outdoors.driving.





Avalon, Rothay Road, Ambleside

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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