



Ambleside

£295,000

Hollies, Blue Hill, Ambleside, LA22 0AG

Nestled along a quiet lane just minutes from the picturesque village of Ambleside, Hollies is a charming one-bedroom traditional stone-built semi-detached cottage enjoying beautiful lake and fell views.

Ideally positioned for exploring the Lake District's renowned walking routes, while being within easy reach of Ambleside's excellent cafés, shops, and restaurants, this delightful property would make an ideal second home or as a successful holiday let as it is now. The current owner is offering this property with all contents and future bookings included.

Quick Overview

Traditional stone-built Lakeland cottage

One bedroom semi detached property

Close to Ambleside's excellent cafés, shops, and restaurants

Beautiful lake and fell views

Lake District walks from the doorstep

Useful outbuilding for storage

No chain

Ideal second home or holiday let.

On Road Parking

Ultrafast Broadband available

Property Reference: AM4212



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Ultrafast
Broadband
Available



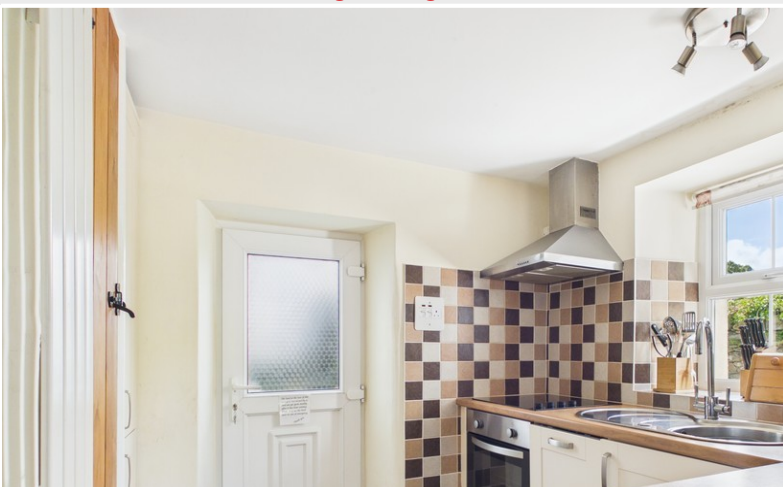
On Road
Parking



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen

Hollies is an attractive corner property with a traditional stone façade complemented by white-painted finishes. A stone bench outside provides the perfect spot to relax and enjoy the tranquillity of its surroundings.

The partially glazed front door opens directly into a cosy dual-aspect living and dining room. Featuring wood-effect tiled flooring throughout the ground floor, this welcoming space benefits from windows to both the front and side elevations, each with deep windowsills that enhance the cottage's character. There is space for a small dining table, while the open fireplace with its slate hearth and wooden mantel creates a warm focal point. Two useful storage cupboards are conveniently positioned by the front door.

The kitchen is fitted with a range of wall and base units topped with wood-effect laminate work surfaces. Integrated appliances include a Lamona four-ring electric hob, electric oven with extractor hood above, and a Kenwood dishwasher. There is additional space beneath the staircase recess for a fridge. Attractive square tiled splashbacks complement the room, while a side window fills the kitchen with natural light. A cupboard houses the Worcester boiler, and a further tall storage cupboard provides excellent additional storage. A rear door leads to the pedestrian right of way at the back of the property.

A traditional wooden latch door leads to the staircase to the first floor, where coat hooks at the foot of the stairs provide practical everyday storage.

The spacious double bedroom enjoys delightful dual-aspect views, with a front-facing window overlooking the surrounding fells and a side window offering stunning views towards the lake. The room provides space for a wardrobe and includes built-in bedside shelving, ideal for keeping books or a morning cup of tea close to hand.

The bathroom is fully tiled and finished with laminate flooring. It comprises a WC, wash hand basin with mirror above, and a bath with mixer taps and shower over. Additional features include an extractor fan, heated electric towel rail, and two useful storage cupboards.

Opposite the cottage is a door within the stone wall which leads to an out building, in need of some renovation, but providing very useful additional storage. Parking is available on the road nearby on a first come first served basis.

Hollies is currently run as a successful holiday let and is offered with all fittings and fixtures in the sale

Accommodation (with approximate dimensions)

Living/Dining Room 12' 7" x 9' 6" (3.86m x 2.91m)

Kitchen 7' 9" x 6' 9" (2.37m x 2.06m)

First Floor Landing

Bedroom 11' 6" x 9' 8" (3.53m x 2.96m)

Bathroom 9' 1" x 6' 9" (2.78m x 2.07m)

Outside Store

Property Information

Tenure Freehold

Business Rates We understand the property to have a rateable value of £1825 with the amount payable to Westmorland and Furness Council for 2026/27 being £910.68. Small Business Rate Relief may also be available.

Services The property is connected to mains electricity, gas, water and drainage. Gas central heating to radiators.

Broadband Ultrafast Broadband available - Openreach networks

Mobile Services Likely service from EE, O2, Three and Vodafone

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A591). Turn left onto Old Lake Road opposite Alpkitt, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road a short way and the property can be found on the left. Parking is on the road.

What3Words ///pigs.draw.hospitals

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom



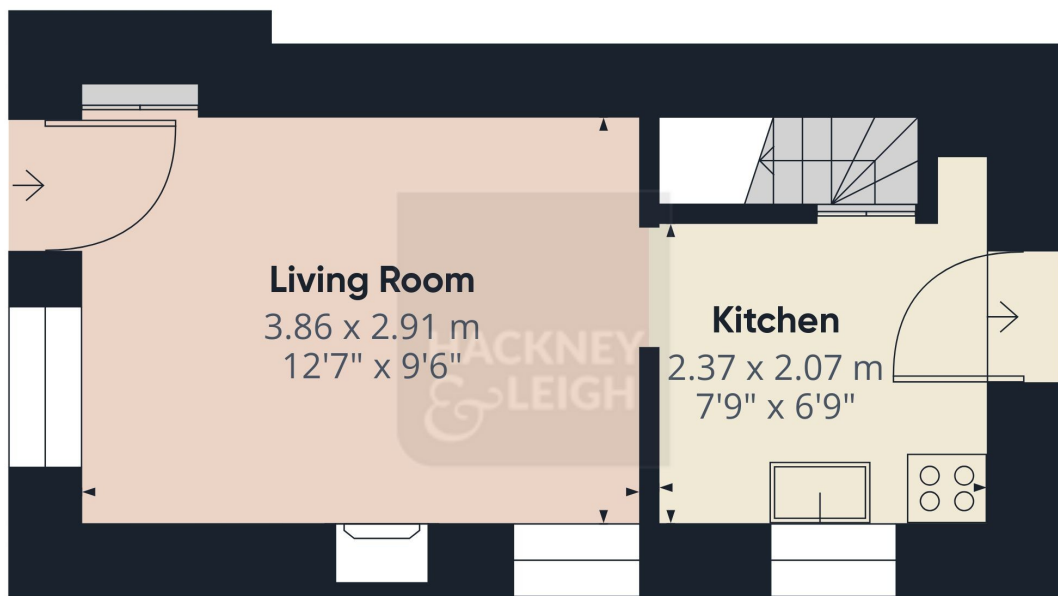
Fell views from Bedroom



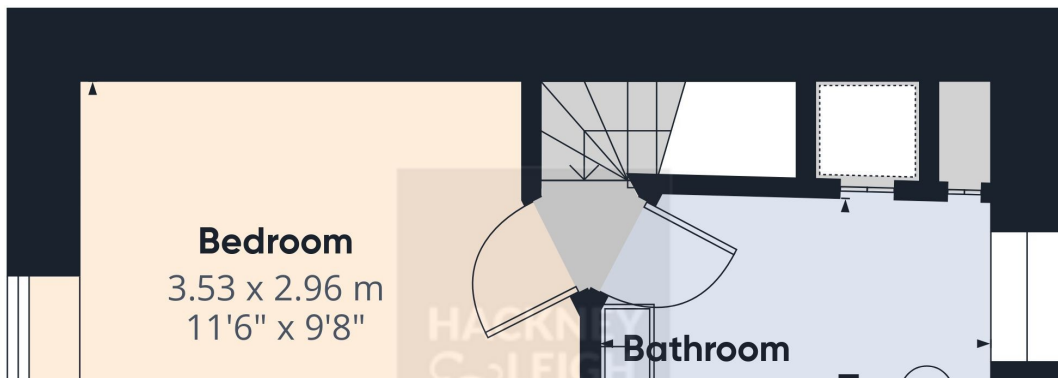
Lake Views from Bedroom



Front Elevation



Floor 0



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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/07/2026.