



NEW STICKLE COTTAGE
GREAT LANGDALES



IDYLIC LAKE DISTRICT LIVING
DOESN'T GET BETTER, OR MORE
CENTRAL, THAN THIS...

Discover a stone-built character cottage in Great Langdale, framed by the fells, with a range of mountain biking trails, road cycling, hill walking, fell running, trail running and wild swimming opportunities available on the doorstep. Step out of your back door and head directly up the fells from New Stickle Cottage, a renovated stone cottage with all the quintessential character of a Beatrix Potter illustration, yet all the practical perks needed for modern lifestyles.



WELCOME HOME

Nestled conveniently behind the Stickle Barn pub, pull up the driveway to the New Dungeon Ghyll Hotel, passing the hotel on your right, before turning to the left behind the pub. New Stickle Cottage is just on the left, stone faced and with parking for three alongside the stone wall. Doors also open to an integral garage, handy for storage. A new addition, as part of renovations undertaken by the current owners, other features of this work include the addition of a new utility room, reskimming and painting of walls and replacement of carpets throughout. Head for the sage front door and into the porch, where contemporary neutral décor enhances the entrance hall beyond the glazed internal door. Exposed stone and tiled flooring in the porch are replaced by herringbone wooden flooring in the entrance hall, where the warmth of the cottage is instantly apparent. Stash your coat and hat in the deep storage cupboard.





BATH, BED AND BEYOND

A home brimming with quirks and character, rooms have been rearranged to maximise light, space and views. Sleeping quarters are now found on the ground floor, preserving the picturesque views of the fells for the daytime. Turn left to discover a warm and welcoming bedroom, where herringbone flooring continues underfoot and a crimson feature wall harmonises with decorative touches and soft furnishings for an intimate feel. A deep window seat offers storage alongside built-in shelving beside the double bed. Next door, the former kitchen – now relocated upstairs – makes way for the family bathroom, where a large spa bath and separate walk-in shower feature. Served by a WC and twin wash basins mounted in granite worktops, ample storage features within the vanity unit beneath.

Access from the bathroom leads out to the newly built utility room, housing a recently installed hot water cylinder supplied by a biomass boiler, ensuring economic and reliable heat throughout the home. Beyond the utility room is access to the integral garage, ideal for storing your paddleboard, dry suits, camping and walking equipment and more. Returning to the entrance hall, sneak a peek to the right of the front door, where a fully-tiled shower room makes great use of space, featuring a shower, wash basin and WC. A quirky, tall rectangular window invites light whilst retaining privacy. Make your way now through to the carpeted wing of the bedroom level, where a large space to the left is currently used as a dressing area. Ahead, arrive at the first of two further bedrooms, the guest room. A high window captures leafy garden views, embracing the cosy cottage feel of this home. Dressed in neutral, warm tones, there is plenty of space for a double bed and bedside tables.

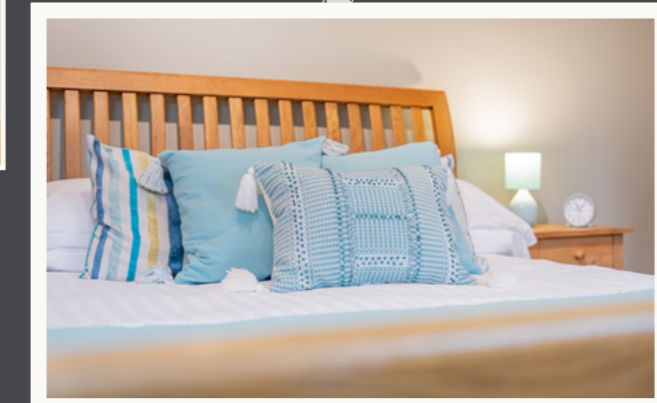




Next door, the master bedroom is spacious and light, decorated in soft grey-green tones and cosily carpeted underfoot. Two broad windows frame views out over the fields and fells. Ample space in here for a desk, bookshelves, wardrobe and chest of drawers in addition to your double bed.



WHERE DREAMS
ARE MADE





TAKE IN THE LANGDALES

Make your way up the solid wood staircase to the half landing, where glazed French doors draw in light from the garden and offer instant access to the serenity of the outdoors. Dine on the patio and drink in the peace and tranquillity of your surroundings beneath the instantly recognisable outline of the Langdale peaks.

Inside, continue up the second flight of stairs, arriving on the landing of the first floor, where a shower room ahead is warmed by underfloor heating. Containing a wash basin, WC and large shower, there is ample storage also.



PEACE & TRANQUILITY

Flow through to the left, into the carpeted lounge, a large, light and inviting room with spectacular views through a large window. A peaceful backdrop for morning yoga or simply accompanying the first cuppa of the day. Windows to two further sides ensure abundant light flow, aided at dusk by the modern spotlighting to the ceiling. Warmth emanates from the stove, converted from open fireplace to a high-quality Clearview wood burner with direct air flow.



Easy to light and smokeless, this contemporary addition - alongside Nest thermostatic controls and Broadband internet - is one of many upgrades elevating New Stickle Cottage to a convenient contemporary home wrapped up in characterful Lakeland stone.





The hub of the home, this room's magnetism is a draw for friends and family, who can sit at the central island with a drink and chat as dinner is prepared, before moving to the dining table by the window.



Pleasantly practical, copious amounts of cupboard space are on hand for all your cooking equipment, with plentiful preparation space on the worktops. Integrated appliances include a dishwasher and double Bosch ovens. Draw a glass of refreshing natural water from the tap; UV filtered and chlorine-free. New Stickle Cottage is a home truly in tune with its surroundings.

Across from the lounge is the large and light kitchen. Moved upstairs from its original setting on the ground floor, this room is awash with light from the large windows which frame striking views out over the fells.





STEP OUTSIDE

Outside, the gently sloping rear lawn guides the eyeline towards the ever-present fells. A large patio is ideal for drinks, alfresco dining and entertaining, with a handy shed for stashing garden furniture over the winter months. Savour the garden views of the surrounding fells. Springtime is especially picturesque, with local fields populated by new born lambs. All quiet and peaceful in the afternoon sun, enjoy a snooze on your sun lounger to the gentle soundtrack of bleating lambs.



EXPLORE THE LOCAL AREA

An unrivalled location for lovers of all things Lake District, nestled on the Cumbria Way, step outside and find yourself promptly upon a fellside of your choosing. With the entire Langdales at your feet, where to begin? Follow the delightful path up to Stickle Tarn and picnic beneath the face of Pavey Ark; spy adventurous hikers scrambling their way up Jack's Rake, a classic Grade 1 scramble. Explore the many beautiful trails around woodlands at Blea Tarn. Enjoy open water swimming at Loughrigg Tarn.

Walking trails cannot be understated; follow the ruggedly beautiful ridge walk along Lingmoor Fell, tread the Langdale Horseshoe – taking in Harrison Stickle, Rossett Pike, Bowfell, Crinkle Crag and Pike o' Blisco. Challenge yourself with an ascent of Scafell Pike and soak up the splendour of the sunset atop England's highest peak. Call in at National Trust Pub Stickle Barn for a well-deserved refresher on your way home.

Wainwright's pub in Chapel Stile is close by for dinner and drinks in a picturesque setting beneath the fells and beside the river. Discover the local area; the by-way down the valley is a great route into Skelwith, passing pubs and cafes on route should you require refreshment.

Enjoy a cooked breakfast at the New Dungeon Ghyll Hotel or pick up all the essentials you need to cook at home from the well-stocked Co-op in Chapel Stile. Larger local stores include Tesco in Ambleside and Booths in Windermere, where there is also a train station.

Local transport links also include the 516 bus, which reliably stops at the bottom of the drive, running services to Ambleside up to five times a day from where you can catch a connection to Kendal or Keswick.

For lovers of the Lake District, New Stickle Cottage, set within its stunning surroundings, offers modern, bright and spacious, living with warmth, comfort and practical touches.



WHERE DO YOU GO WHEN YOU NEED...



Milk: Troutbeck Spar (9.7 miles)
(Sainsbury, Tesco and Asda all deliver)



A run: Everywhere! Lingmoor,
Blea Tarn, Stickle Tarn, Pike o' Blisco,
Bowfell



A bus stop: Bottom of the drive
(150m)



A gym: The Langdale Estate
(Brimstone Spa (2.7 miles)



A quick bite: Chesters by the
River (4.5 miles)



A school: Chapel Stile (2.2 miles)



A meal out: Stove - Langdale
Estate (2.6 miles) or Stickle Barn or
Wainwright's



A chemist: Ambleside (7 miles)



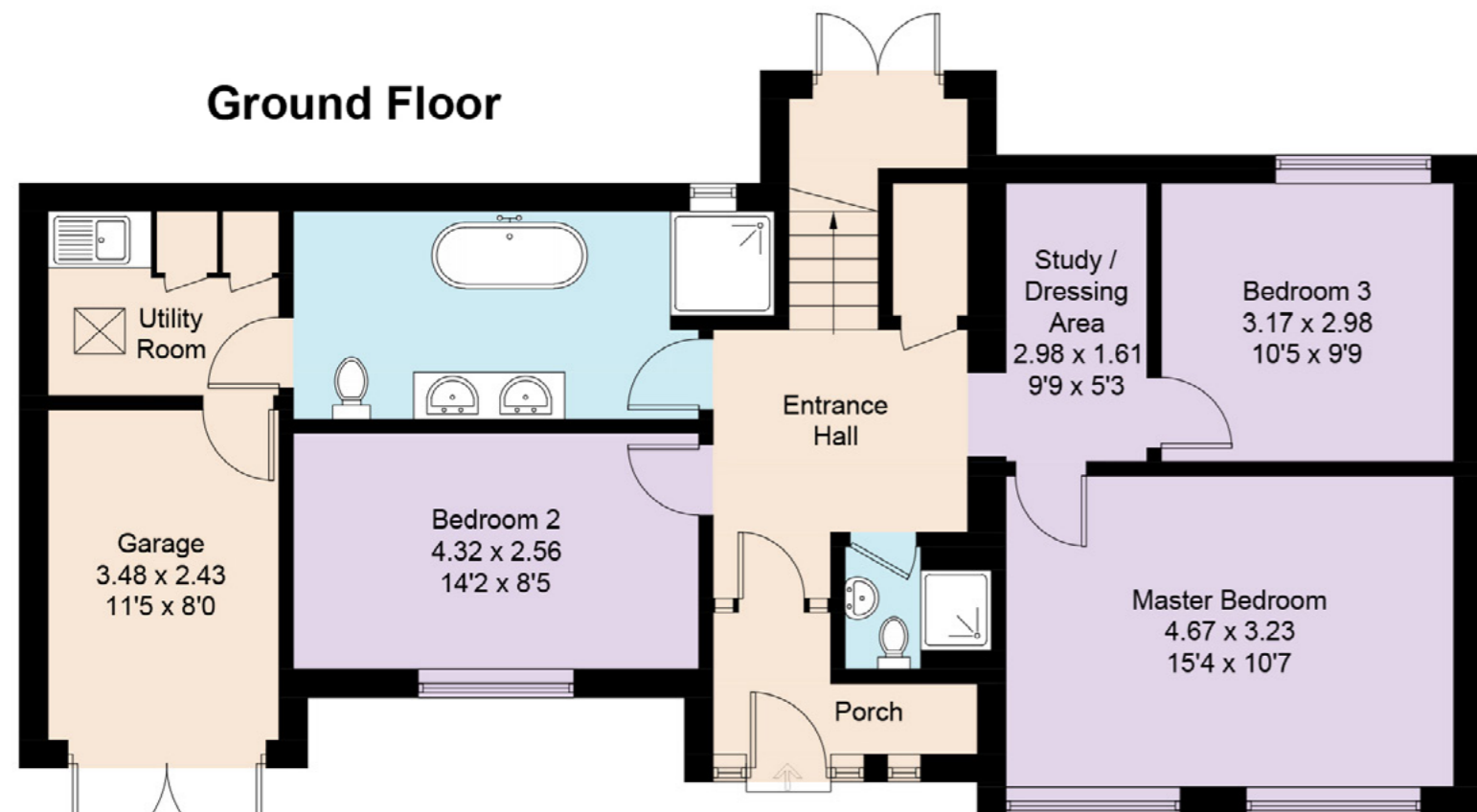
A takeaway: Doi Intanon
or Jintana's Ambleside or The
Sourdough Pizza Co. (7 miles)



A pint: Stickle Barn.

FINER DETAILS

Ground Floor



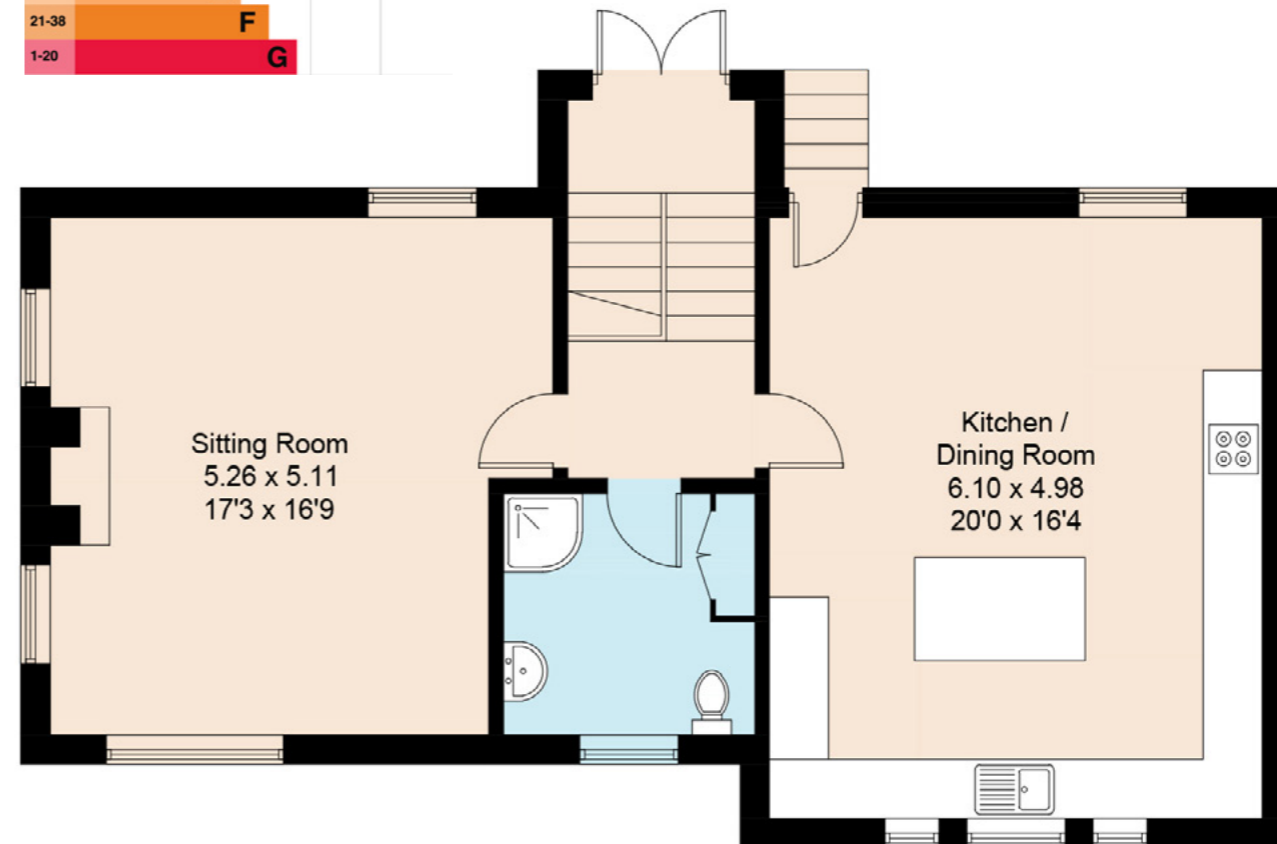
Approximate Gross Internal Area
 Ground Floor = 87.3 sq m / 940 sq ft
 First Floor = 71.4 sq m / 768 sq ft
 Total = 158.7 sq m / 1708 sq ft
 (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID808987)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

First Floor



- Detached up-side down house
- Freehold
- Single garage and space for three cars
- No Restrictions
- Council Tax Band G

Grounds and Garden:

- Easy to maintain garden
- Garden shed
- On the Cumbrian Way

Services:

- Bio-Mass Heating System
- Mains Electricity
- Private Water
- Largest Drainage System
- Partial Underfloor Heating
- Double Glazed Windows Throughout

NEW STICKLE COTTAGE, GREAT LANGDALE, AMBLESIDE, LA22 9JU

Follow the A593 out of Ambleside and continue straight on for approximately 2 miles. Turn right on to the B534 and continue through Chapel Stile for approximately 4.2 miles, eventually turning right towards The Old Dungeon Ghyll. Continue past the hotel, which will be located on your right, and New Stickle Cottage can be found a short distance past the hotel located on the right-hand side.

 **WHAT3WORDS: backpacks.easily.gem**

ASHDOWN JONES
THE LAKE DISTRICT

To view New Stickle Cottage

Call: 015394 8811

Email: team@ashdownjones.co.uk



SCAN ME
TO BOOK A
VIEWING