



Sweden Lodge
Sweden Bridge Lane | Ambleside | The Lake District | LA22 9EX

FINE & COUNTRY

SWEDEN LODGE



Give anything long enough and it's back in Vogue, built in the 1960s Sweden Lodge won a Civic Trust Award, a reward established to recognise the very best in architecture and for properties making a positive contribution to local communities.







Sixty years later Sweden Lodge has had a glamorous make over and once again offers an elegant and sophisticated standard of living, every bit as fashionable as when first built.

Situated in the heart of Ambleside, the elevated setting affords not only some excellent south facing views over the town's roof tops towards Loughrigg, Latterbarrow and Lake Windermere but embraces a quiet and peaceful setting that offers a rare degree of seclusion and tranquility not often found in such a central position.

Extremely spacious, with accommodation all on one level there is a large reception hall off which is a cloakroom, a stunning open plan living space with room for cooking, dining and seating and in support of the kitchen, a separate utility room. There are five double bedrooms, three of which are ensuite and a family bathroom.

The grounds extend to c. 0.89 acres and include a choice of seating areas and a small stone built outbuilding which would make the ideal home office, workshop or hobbies space. The outside areas are all wonderfully established and planted with a wide and extensive selection of trees and shrubs to provide privacy and a feeling of retreat, your own private haven.

To widen your options, there is planning permission to build a brand new house in the back garden and at the same time, split the existing dwelling into a pair making a total of three dwellings on the site.

Great options and super potential making this an exciting and rare opportunity to build in the heart of the Lake District.















Location

Ambleside needs little in the way of introduction, in the heart of the Lake District and easy to reach, it sits just to the north of Lake Windermere and is a centre for touring, walking, mountaineering and mountain biking. Ever popular, its quaint and characterful streets are full of mainly independent shops and offer a wide and varied choice of places to eat and drink including Michelin starred restaurants. The lake shore at Waterhead is within walking distance where you can feed the ducks whilst watching the world go by or catch one of the traditional steamers to Bowness on Windermere or Lakeside at the southernmost tip of the lake. For your day-to-day needs, there are branches of Tesco, Co-op and Budgens within the village with regional favourite Booths found in Windermere.

Despite all that Ambleside has to offer, those looking to venture out and explore the wider Lake District will find themselves ideally situated from this central position. Whether it's exhilaration or relaxation you seek, there is much to visit, see and do.







STEP INSIDE

As part of the original design there is extensive use of floor to ceiling windows which drench the interior in natural light and also capture the views, whether of the garden or the fells and Lake, they serve the purpose of blurring the boundaries and bringing the outside in.

Wide steps lead up to a covered entrance which opens into a reception hall off which is a cloakroom. South facing, the bright and extensive open plan living area has the style and sophistication of the period, a room made for families, for gatherings and entertaining; the views are panoramic and glazed doors open to the front terrace. The kitchen fittings are contemporary but feel perfectly at home in this 1960s' build, the cooking area is separated from the rest of this vast space by an island unit which incorporates a breakfast bar. The fireplace in the Lakeland stone chimney breast is no longer in working order but remains as a striking original feature and could be overhauled.

Open plan living areas need a back room and here the utility room provides additional storage, a Belfast sink, houses the boiler and hot water store and has room to store coats and boots. As an alternative to the smart reception hall, it makes a good wet weather entrance as there's a handy door out to the rear courtyard, a great spot to hang washing as it is out of sight of the main seating areas in the garden.

Currently laid out to provide five bedrooms and sleep ten for holiday letting purposes, the configuration could be changed to provide further reception rooms if preferred.

The principal bedroom is a spacious and elegant affair, so much so that there is room for a separate seating area. Floor to ceiling windows and a sliding glazed door bring views of the terrace, garden, lake and fells into the room. A wall of fitted wardrobes provide storage and there is an ensuite shower room.

Passing a row of fitted wardrobes and you're into the second double bedroom which enjoys the same south facing views as the main bedroom. Here too an ensuite shower room. The third double bedroom has an ensuite shower room and lovely view of the pond at the front of the property and a door to the side garden, if not required as a bedroom it would make a super home office.

The fourth double bedroom would make a cosy snug or TV room as it has a fireplace set into a Lakeland stone chimney breast as well great views being situated on the main south facing elevation. The fifth double bedroom has a delightful aspect of the garden and both it and the fourth room have use of the family bathroom. An additional room provides space for a games room or den.

All refitted, the bathroom, shower rooms and cloakroom are all stylishly appointed in a contemporary manner with a colour scheme which follows on from the décor choices in the bedrooms.







STEP OUTSIDE

Surrounding Sweden Lodge

Arriving and turning in off the lane there is a generous parking and turning area for family and friends. The extensive landscaped grounds total around c.0.89 acres and envelope the property. Wrap around paving surrounds and to the south extends to form a seating terrace which has numerous access points from within. Paths weave through the established planting which includes a wide variety of trees and shrubs for year-round structure, colour and seasonal interest courtesy of the original owner who was the founder of Hayes Garden Centre in Ambleside. There are lawns, natural rocky outcrops and a hexagonal wooden summer house. A lovely feature is the small stone built outbuilding situated to the upper most corner of the rear garden, it has a private paved terrace in front enjoying good views of Wansfell Pike. It would make an ideal home office, workshop or dedicated hobbies space.

The gardens have the benefit of a second drive off Hill Top Road, beneficial if you need access for supplies or any machinery into the upper garden. If developed, this would form the private entrance for the new house.



Planning permission

Sweden Lodge also offers an exciting and interesting development opportunity.

Consent exists to sub-divide Sweden Lodge into two thereby creating a pair of three bedroom units, these would have a Local Occupancy restriction attached meaning that the properties are occupied by a "Person with a Local Connection as his or her Only or Principal Home". Approved drawings show the two newly created dwellings each providing a hall with cloakroom, open plan living kitchen, three double bedrooms, an ensuite shower room and family bathroom. Each will have outside space and room to park two cars.

The consent also includes permission to build a new house in the garden situated to the rear and sited above Sweden Lodge. The new dwelling would use the existing second drive off Hill Top Road thereby providing a private approach. The proposed accommodation would provide:

Ground floor – four ensuite double bedrooms and a garage with boot room under a sedum roof.

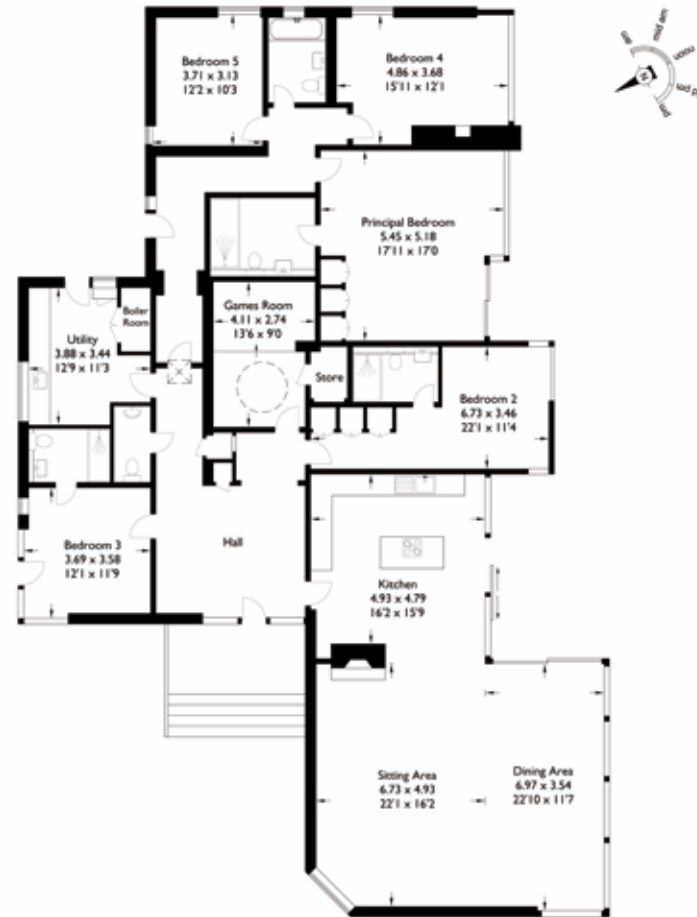
First floor – hall, a dining kitchen open plan to the main seating area, separate snug, utility room, cloakroom. Wrap around seating terrace (the views will be fabulous!)

Externally the new house will be able to benefit from the already established gardens and will include the existing stone-built outbuilding.



Sweden Lodge

Approximate Gross Internal Area : 263.22 sq m / 2833.27 sq ft
 Total : 263.22 sq m / 2833.27 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(71-80)		58
D	(61-70)		
E	(51-60)		
F	(41-50)	33	
G	(1-40)		
Least energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.10.2024



FURTHER INFORMATION

On the road

Grasmere	4.9 miles
Hawkshead	5.4 miles
Bowness on Windermere	5.9 miles
Kendal	13.4 miles
Keswick	16.5 miles
Manchester	85.3 miles

Transport links

Oxenholme (railway station)	16.9 miles
M6 J36	20 miles
Manchester airport	94.8 miles
Liverpool airport	100.4 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Ultrafast speeds potentially available from Openreach or Fibrus of 1000 Mbps download and for uploading 1000 Mbps.

Mobile

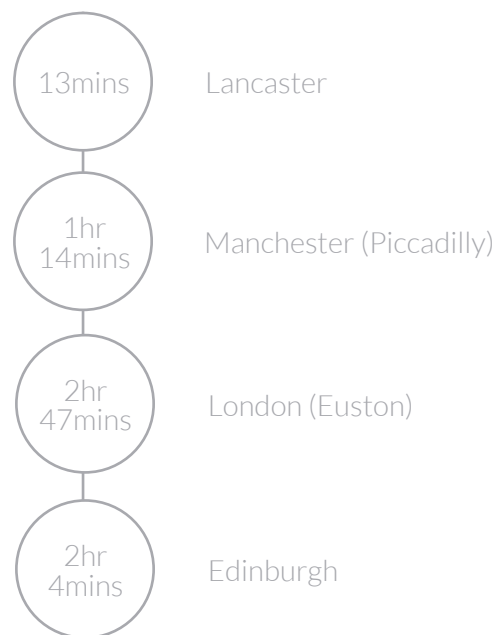
Indoor: EE, Three, O2 and Vodaphone are reported as providing 'limited' services for both Voice and Data, with the exception of O2 providing a 'likely' Voice service.

Outdoor: EE, Three, O2 and Vodaphone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.



Local Authority

Westmorland and Furness Council – business rates are payable. Rateable Value of £5500 (with effect from 2023) subject to the annual multiplier adjustment.

Schools

Primary

Ambleside CoE Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge
Windermere School (Independent)

Further Education

Lancaster University
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Kendal College

Included in the sale

All contents, fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances.

Directions

what3words arrived.surface.monorail

Use Sat Nav LA22 9EX with reference to the directions below:

Approaching from Windermere direction, follow Compston Road and head out of the village on the A591 following signs for Grasmere. Take the second exit off the mini roundabout up Smithy Brow, going carefully round the sharp left-hand bend and turn left onto Sweden Bridge Lane. Proceed up the lane for approximately 150m where Sweden Lodge may be found on the right just after the turning for Sweden Park. Approaching from Grasmere? at the mini roundabout take the first exit and continue as before.

Local leisure activities

Places to visit

Whatever the weather the Lake District has a vast number of attractions to keep all the family entertained National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck.

Dove Cottage and the Wordsworth Museum in Grasmere Brockhole on Windermere, the Lake District National Park Authority's visitor centre

Grizedale Forest - endless forest trails with unique sculptures to explore on two wheels, foot or horseback. Events, music and arts as well as Go Ape tree top courses.

Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere

Jetty Museum, Windermere

Theatres at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick Cinemas and live music at Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal Classical and contemporary music concerts at Yewfield, Hawkshead Hill Steamers rides and boat hire at Waterhead

Sport and recreation

Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness on Windermere

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the lakes and tarns

Golf courses at Windermere, Crook, Kendal and Keswick

Spa and gym facilities at several local hotels

Swimming and classes at Kendal Leisure Centre

Places to eat

The Lake District is an absolute treat for food lovers and Cumbria has the most Michelin starred restaurants, outside of London. Here is a selection to get you started:

Informal dining, cafes and pubs

The Priest Hole, Mr H's, Copper Pot Café, Fresher's Café, Force (it has amazing views!), The Apple Pie Café, The Badger Bar, Ambleside Tap Yard and The Flying Fleece are all in Ambleside.

Special occasions

The Old Stamp House Restaurant, The Schelly and Lake Road Kitchen, all in Ambleside

The Samling, between Ambleside and Windermere Forest Side Hotel, Grasmere

Gilpin Hotel and Lake House, Linthwaite House, both in Windermere

L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

There are many great fell walks to be had by simply putting on your boots and heading out straight from the door such as Loughrigg Fell, Wansfell Pike, Red Screes, High and Low Sweden Bridges, Lily Tarn, Jenkin's Crag and over to Elterwater.

For the more ambitious is the Fairfield Horseshoe. This is an iconic circular hillwalking ridge walk route of just under 10 miles which starts from Ambleside taking in all the fells that surround the valley; Nab Scar, Heron Pike, Great Rigg, Fairfield, Hart Crag, Dove Crag, High Pike and Low Park. It's extremely popular, follows well defined paths and was said to be one of Wainwright's favourite ridge walks, defined by him as "a great horseshoe of grassy slopes below a consistently high skyline, simple in design and impressive in altitude".

For those not embracing any height, there are plenty of fairly flat walks locally, such as the path around Rydal Water and over to Grasmere.

Services

Mains electricity, gas, water and drainage.
Gas fired central heating from a Vaillant boiler in the utility room.

Guide price £1,600,000

Westmorland and Furness Council:
Council Tax band F

Tenure
Freehold

Planning permission

7/2023/5171 granted 8/9/23 for the "Subdivision of existing dwelling to create 2 x 3 bedroomed local occupancy dwellings, and erection of new 4 bedroomed dwelling"
Approved elevation drawings, layout plans, full details of the local occupancy restriction as well as all associated documentation may be viewed at the Lake District National Park Authority's website www.lakedistrict.gov.uk/planning/applicationsanddecisions, search using the reference number above.

Please note

Sweden Lodge is presently let for holidays through Wheelwrights www.wheelwrights.com

It is being sold as a going concern and therefore the guide price includes all contents to enable a seamless business transition. The sale also includes the advantage of all advance bookings.

To minimize disruption to resident holiday makers viewings will be conducted on changeover days. Trading accounts are available to interested parties after viewing.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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