

**Cobbleholes**, at number **3 Sunnybank Cottages**, is a 150 year old traditional cottage, recently refurbished and fitted with full double glazing. It is set in a prime location off the Kirkstone Road about half a mile out of Ambleside, with stunning views across to Wansfell and down the valley to Windermere Lake.



Access to several footpaths and bridleways, leading to major fells or just a stroll into town via the Stockghyll falls, are available from the door. The cottage is also just a short walk from the many cafes, restaurants and traditional pubs which are located in Ambleside itself.

The Accommodation (**strictly non smoking interior AND porch**)



**Living room** has Sky Digital TV & Freeview, DVD player, radio/cassette/CD player and open fire (winter coal included). The lounge has recently had a new carpet and three piece suite.

**Porch** entrance for coats and boots.

**Bedrooms** sleep up to 4 people in 2 rooms - 1 with double bed, 1 with two single beds. Blankets and duvets are provided but bed linen is **NOT** provided (except for overseas visitors at £5 per person per week). Clock radio/alarms are available in each bedroom.



**Kitchen / dining room** is fitted and contains a cooker, fridge, freezer, toaster, electric kettle and microwave as well as a full supply of crockery, cutlery, pots and pans.

**Storage heating** and other electricity is included in the price.

**Parking** is available for 2 cars (**max**).

**Garden** with enclosed lawn and patio with picnic table.

**Other items** include iron and ironing board. Extra garden chairs and a vacuum cleaner can be found under the

**Bathroom** includes wash basin, bath, shower (over the bath), shaver point and WC. Towels are NOT provided(except for overseas visitors – see above). A new fan heater has also been installed.

stairs. There is a plentiful supply of books and games available for visitors to use.

**Pets are NOT accepted in this cottage.** This makes Cobbleholes suitable for people with pet allergies.