

Sheepgates, at number **1 Sunnybank Cottages**, is a 150 year old traditional, and recently refurbished, cottage. 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 an open fire (winter coal included). Coat hooks are available near the door.

**Porch** entrance (with double glazing) for coats and boots.

**Bedrooms** sleep up to 5 people in 2 rooms –

1 with a double and a single bed, 1 with a double bed only.

Blankets and duvets are provided but bed linen is **NOT** provided (except for overseas visitors at a cost of £5 per person per week –including towels).



**Bathroom** includes bath (with a shower over the bath), wash basin, shaver point and WC. Towels are **NOT** provided.

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

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

**Garden** with enclosed lawn and picnic table and a bench with excellent views towards Lake Windermere and the Stock Ghyll valley. There is also a small washing line, should you need to do any hand washing.

**Other items.** Extra garden chairs are located under the stairs, where there is also a vacuum cleaner as well as an ironing board. The iron is in the airing

Each bedroom has a clock radio/alarm.

**Kitchen/dining room** is fitted and contains a cooker, fridge, freezer, electric kettle, toaster and microwave and slow cooker (crockpot). A spin drier is also available.

There is a table with four matching chairs and an additional chair if needed. There is a full supply of crockery, cutlery and pots and pans.

**Pets** accepted **if well behaved** and on the understanding that the cottage and garden are left clean.

cupboard in the bathroom. There is a plentiful supply of books and games available for visitors to use. A clothes airer is located in the rear bedroom.