



## Glenridding

**£450,000**

Field View  
5 High Glenridding  
Glenridding  
Penrith  
Cumbria  
CA11 0QG

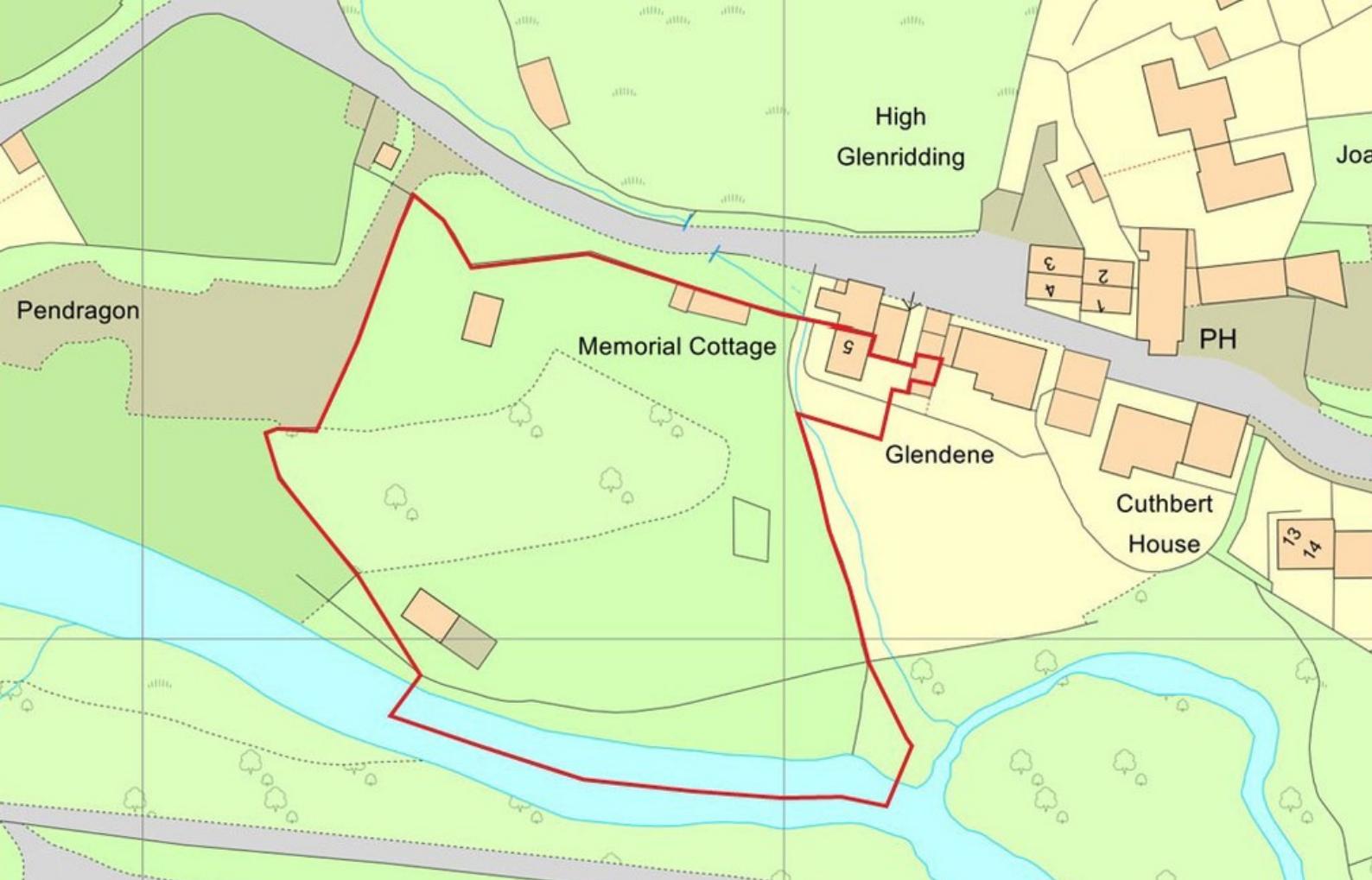
Property Ref: AM3783

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Ordnance Survey - Ref 00946760

**Location** To reach the property from Ambleside take the Kirkstone road from the mini roundabout at the northern end of town and continue up the hill to the T junction opposite the Kirkstone Pass Inn. Turn left, proceeding down the Kirkstone Pass passing both Brotherswater and Patterdale and on reaching Glenridding itself, on passing The Glenridding Hotel and after the entrance to the public car park, turn left into Greenside Road signposted for the Travellers Rest. Take the next left passing Fairlight Café and Guesthouse, continuing just beyond The Travellers Rest, with 5 High Glenridding found a short distance along on the left-hand side shortly before reaching the bridleway at the head of the lane.

**Description** This really is a truly unique opportunity in beautiful Glenridding. Sitting well above Glenridding Beck and enjoying a wonderful 90 M of river frontage, this attractive stone-built end of terrace cottage possibly offers everything you might desire in a Lakeland home - whether you are seeking an idyllic permanent residence, a superbly placed holiday let or relaxing weekend retreat.

Yes, the cottage would now stand some updating. Some may wish to introduce central heating and update the kitchen and the shower room for example, some might even wish to consider extending the accommodation or create a home office in the grounds, subject to any necessary consents being obtained of course, but without the basic ingredients, would the effort be worth it? Well, depending on your definition of what those basic ingredients might be, we think that Field View has it all. Superb fell views required? Absolutely. Sheffield Pike, Raise and Birkhouse Moor are amongst the panorama of fells on view. Immediate access on foot to a whole host of walks? The whole Helvellyn

mountain range is virtually on your doorstep and the lake shore just a short stroll down the hill. A village and pub within reach? All just a hop skip and a jump away. A bit of land of your own? One and a half acres with 90 meters of river frontage onto Glenridding Beck should do it. This land also offers great potential and currently houses a variety of workshops and stores, a car port and even a sheet metal barn.

The cottage itself includes a porch, sitting room, kitchen and conservatory on the ground floor, a double bedroom and a shower room on the first floor with an attic bedroom above, all with wonderful views. There is a small stone built annex outhouse which houses a store/office with a WC amongst the outbuildings.

A unique opportunity - do not miss out.

#### Accommodation (with approximate dimensions)

**Porch** With ample space for dealing with coats and boots, this light and airy glazed porch also benefits from great fell views and has power and light.

**Sitting Room** 13' 11" x 11' 8" (4.25m x 3.57m) A cosy welcoming dual aspect room, again benefitting from wonderful fell views and with an Aarrow stove set upon a slate hearth with timber mantle being a real focal point for gatherings with family and friends.

**Kitchen** 13' 11" x 9' 4" (4.26m x 2.86m) With tiled floor, and part tiled walls and having wall and base units with complementary work surfaces incorporating a stainless steel sink with drainer. There is also plumbing for an automatic washing machine.



## Conservatory

**Conservatory** 8' 2" x 9' 1" (2.51m x 2.78m) An ideal light and airy space in which to dine, with tiled floor and being triple aspect benefits from stunning views in all directions. An external door leads to the patio and garden beyond.

## First Floor

**Bedroom 1** 13' 10" x 11' 7" (4.23m x 3.54m) A light and airy dual aspect double bedroom with fitted wardrobe and drawers unit.

**Shower Room** Having part tiled walls and with a three piece suite comprising a WC, Mira shower within a glazed corner unit, and wash hand basin set above a vanity style unit. Also with the airing cupboard housing the hot water cylinder.

**Landing** Stairs leading to second floor.

## Second Floor

**Bedroom 2** 12' 1" x 18' 10" (3.69m x 5.75m) This second bedroom is in the attic and is partially partitioned and having two windows with stunning views of the fells and surrounding countryside. Benefiting from under eaves storage space, this might also be considered an ideal space from which to work from home.

**Services** The property is connected to mains electricity and water, with drainage to a shared septic tank. We are aware that the current shared private drainage installation does not comply with current legislation and will require upgrading, or the property will need to be connected to the main sewer in the village.

## Outside

**Stone Annex** 9' 10" x 9' 10" (3.00m x 3.00m) With part tiled floor,

exposed beam and a skylight this stone built store also has a WC, wash hand basin and an extractor fan.

**Workshop** A lockable secure double workshop, the main area being 4.00m x 3.00m, with the additional space being 2.5m x 3.3m. Having power points.

**Carport** 14' 9" x 8' 6" (4.50m x 2.60m) A timber frame, corrugated on two sides.

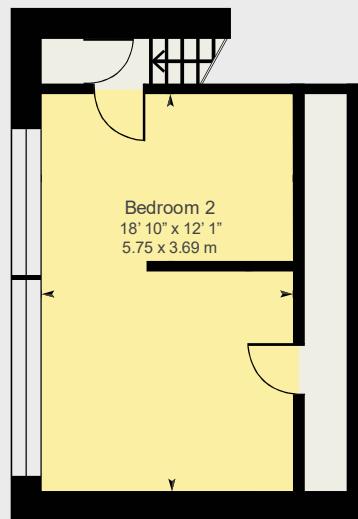
**Sheet Metal Store** 24' 11" x 16' 4" (7.60m x 5.00m) Additional storage space.

**Gardens and grounds** With patio areas to both the front and rear of the property there are ample opportunities from which to sit and admire the breathtaking views, whether it is with a coffee in the quiet of the morning, or perhaps a glass of something cool, reflecting after a long day on the fells. In addition there are enchanting tiered informal gardens leading down to the field (approximately 1.5 acres) which in turn leads to the river, incorporating an enchanting footbridge across the little beck, as well as established shrubs and trees.  
(NOTE: CARE TO BE TAKEN AS FLAGGED STEPS COULD BE SLIPPERY)

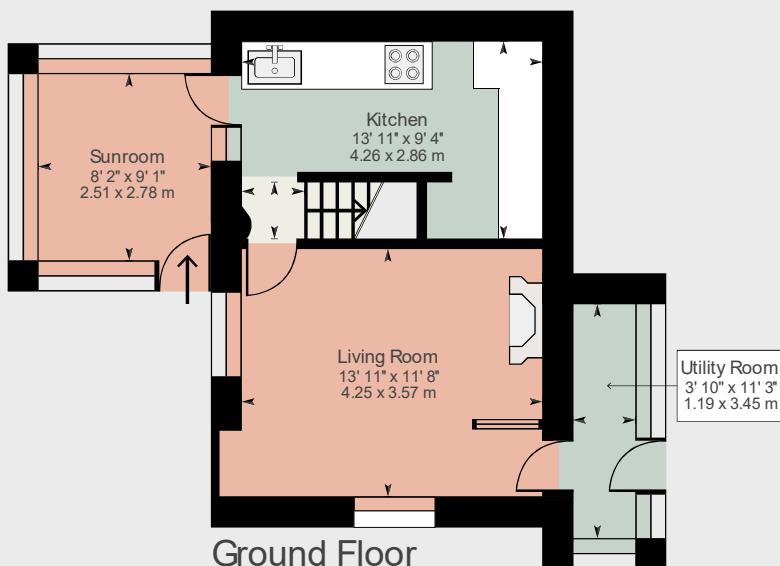
Also with a useful timber shed, and further corrugated steel shed ideal for storage of outdoor/ garden equipment.

**Parking** From the Greenside road a large gate provides access to ample private off road parking space in addition to the carport mentioned previously.

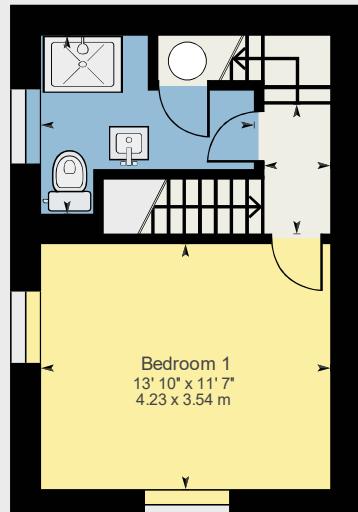
**Council Tax** Band C - Eden District Council



2nd Floor



Ground Floor



1st Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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