



Glenridding

£450,000

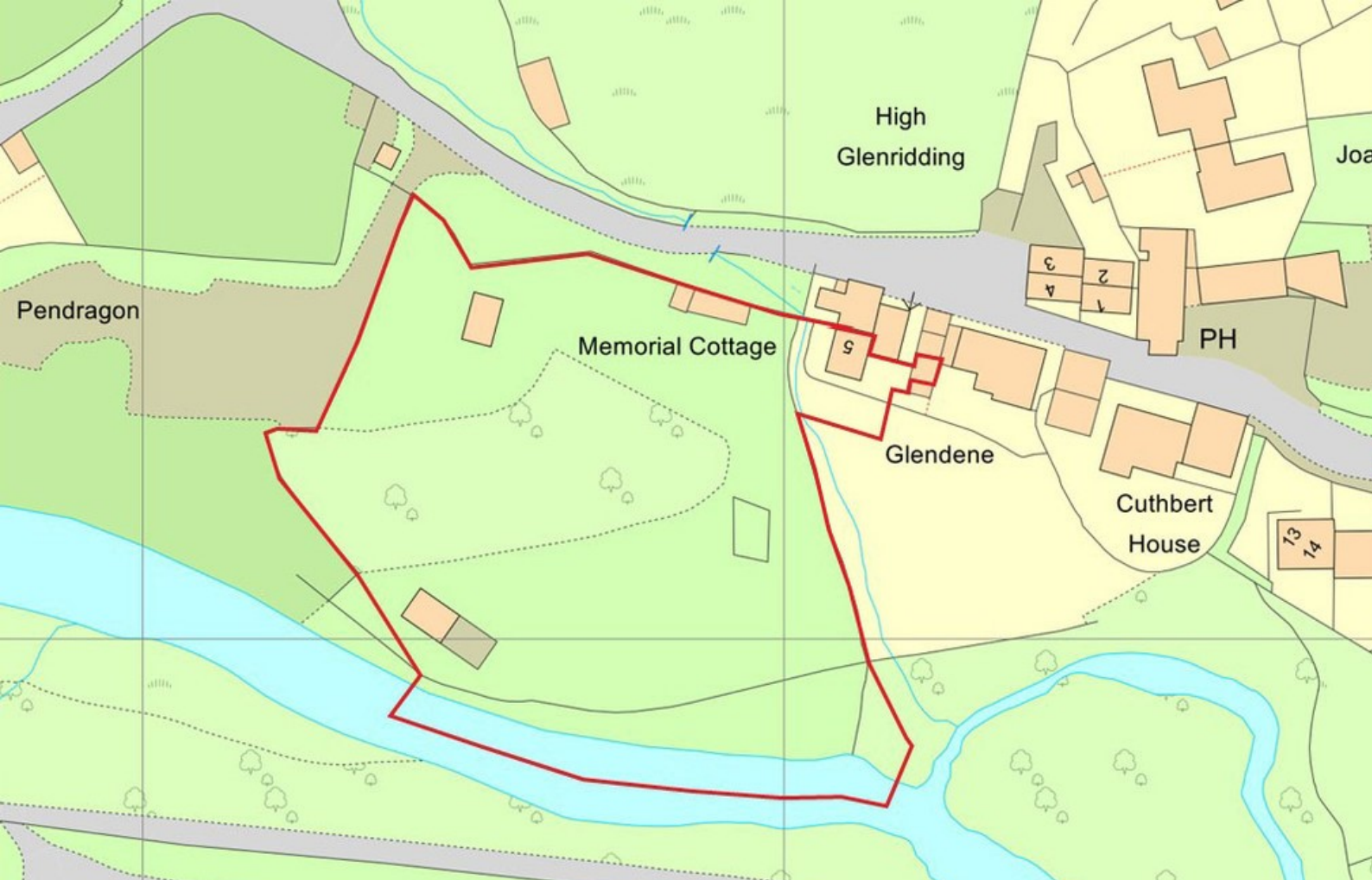
Field View
5 High Glenridding
Glenridding
Penrith
Cumbria
CA11 0QG

Property Ref: AM3783

Enjoying magnificent panoramic fell views and sitting in around 1.5 acres of land with river frontage, this traditional stone built 2 bedroomed end of terrace cottage is superbly placed for immediate access to the fells, the lake and the village amenities making it the perfect holiday let, weekend retreat or permanent home with splendid potential for creating home office space. Whilst some updating might be considered beneficial now, Field View may also be considered to have potential to extend (subject to any necessary consents being obtained).

If you have ever dreamed of owning a Lakeland home with land, relaxing in the comfort of your armchair whilst gazing out over dramatic scenery or simply enjoying a quiet life whilst indulging your passion for the fells, then this may be the one for you. There is only one way to find out - come and see for yourself.





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. Benefitting 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.

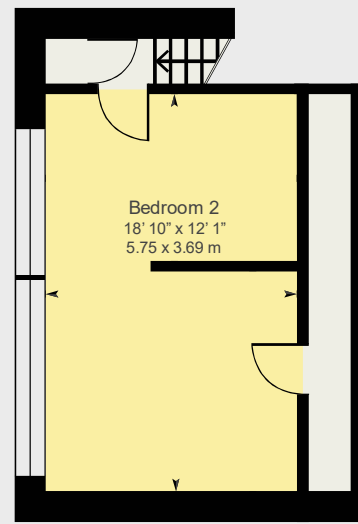
Sheet Metal Store 24' 11" x 16' 4" (7.60m x 5.00m) Additional storage space.

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)

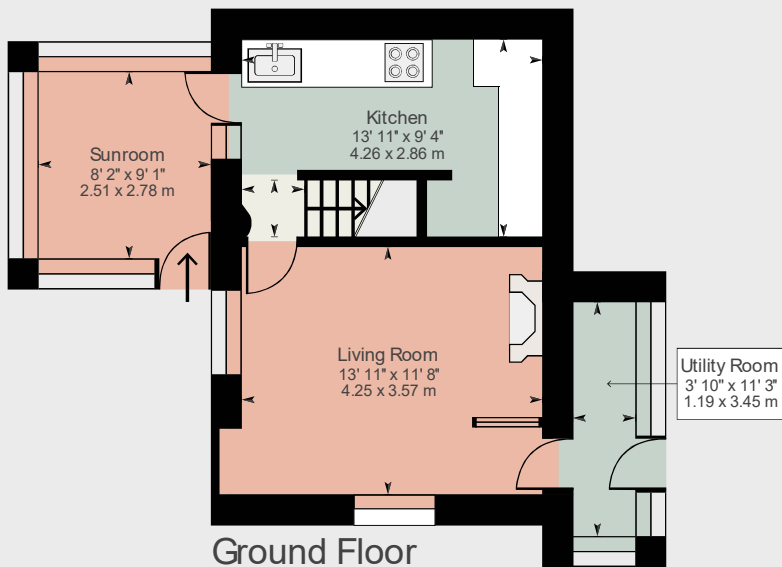
Also with a useful timber shed, and further corrugated steel shed ideal for storage of outdoor/ garden equipment.

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

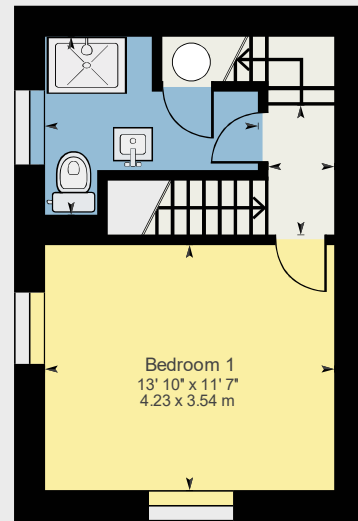
Council Tax Band C - Eden District Council



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.

Powered by Giraffe360

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.