



Grasmere

£475,000

Stonebeck
3 Ben Place
Grasmere
Cumbria
LA22 9RL

Wonderfully placed for ready access both into the village centre and to a whole host of wonderful walks from the doorstep, this attractive two double bedoomed cottage is full of character being a portion of a distinguished former gentleman's residence. There is a bay fronted sitting room, a well equipped family kitchen, two double bedrooms, bathroom, pretty gardens and plenty of car parking provision. Simply perfect.

Whether you are seeking a successful holiday let, a peaceful weekend retreat or a comfortable family home, Stonebeck has everything you might desire, come and see.

Property Ref: AM3786

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1

1 TBC



Sitting Room



Bedroom 1

Location Leave Ambleside northwards on the A591 passing by both Rydal Water and Grasmere Lake and continuing north and straight on at the mini roundabout at Grasmere and take the right turning immediately after Our Lady of Wayside Catholic Church beside Benfield before reaching The Swan Inn. Follow the lane and after it bends to the left, the property is found on the left hand side.

Description Grasmere has always been a popular and much loved Lake District Village. From the era of the Romantic Poets through to the modern day it has been admired for its pretty lakeside setting and the dramatic sweep of the fells which surround it. It is these very fells that form the back drop for Ben Place, once a

distinctive gentleman's residence now thoughtfully sub-divided into four attractive homes.

Stonebeck is superbly placed, being just a stroll from the village centre and yet enjoying a high degree of privacy, peace and quiet. You can access a whole range of wonderful walks quite literally from the doorstep, almost as easily as you can amble down to the village centre.

This attractive stone built cottage includes a lovely bay fronted sitting room, complete with a cosy log burner, a splendid family kitchen with a beamed ceiling, two double bedrooms with lovely views and a bathroom. There is plenty of car parking provision on the private driveway and a pretty little beck tumbling through the garden- idyllic in every way, come and see for yourself.

Accommodation (with approximate dimensions)

Entrance Having a beamed ceiling and remotely controlled thermostat.

Sitting Room 18' 2" x 12' 11" (5.56m x 3.95m) A spacious room with a lovely bay window overlooking the garden and having a coal effect gas fire set on a slate hearth with a painted timber surround.

Family Kitchen 14' 3" x 11' 9" (4.36m x 3.6m) With a beamed ceiling and plenty of character, this well equipped kitchen includes a range of attractive wall and base units with complementary work surfaces and having a selectin of integrated appliances including a Cata fridge freezer, Cooke and Lewis oven and electric 4 ring hob



Family Kitchen

with hood over, and Indesit dishwasher and a washer dryer. There is also a Franke sink and drainer with mixer tap, two windows, wall lights, space to dine as well as prepare meals and a built in storage cupboard perfect for housing muddy boots and coats or cleaning equipment.

Stairs from the hallway lobby lead to a split landing

Bedroom 1 14' 11" x 13' 1" (4.56m x 3.99m) A bright and spacious double bedroom with a window overlooking the gardens and giving glimpses of the surrounding fells. Having a double radiator and a built in storage cupboard which also houses the Main hot water cylinder and Hive unit.

Bedroom 2 9' 11" x 12' 0" (3.04m x 3.66m) Currently utilised as a twin bedroom and having a double radiator, a window and useful built in storage cupboard.

Bathroom Enjoying a three piece suite comprising a bath with both shower attachment and electric shower over, a wash hand basin with illuminated mirror and shaver point over and a WC. There is also a built in cupboard housing the Glow Worm boiler, an opaque window and a ladder style heated towel rail.

Outside

Car Parking There is private parking provision on the driveway for several cars.

Garden The garden is comprised a gravelled patio area, ideal for relaxation and an area of lawn that has a pretty little beck tumbling



Bathroom

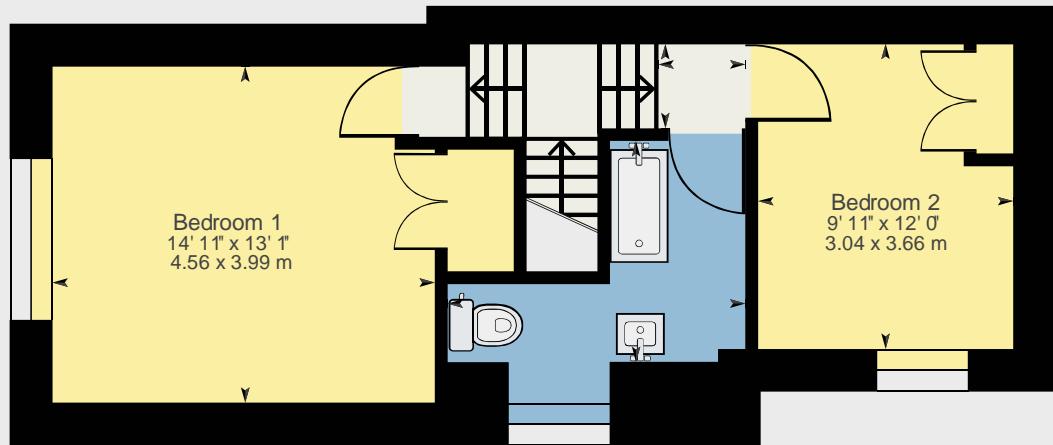
through it and is bordered by natural shrubbery and trees.

Services The property is connected to mains electricity, gas, water and drainage.

Tenure Freehold.

Rateable Value The property has a rateable value of £3,900 with the amount payable for 2021/2022 being £1,946.10

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



1st Floor



Ground Floor

Approximate net internal area: 891.53 ft² / 82.83 m²

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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