



Grasmere

£350,000

Poet's Corner
Town End
Grasmere
Ambleside
Cumbria
LA22 9PP

Property Ref: AM3794

This intriguing Lakeland cottage is simply delightful, superbly placed and as welcoming and cosy as you like. With a double bedroom, dining kitchen, living room, shower, easily managed courtyard style garden and a large integral store offering potential to extend, this will make the perfect weekend bolt hole or holiday let in wonderful Grasmere.

Located close to Wordsworth's famous Dove Cottage and with walks aplenty accessible from the doorstep the appeal of this easily managed and unique home is clear for all to see. Being so quietly tucked away though, even the most frequent visitor to this beautiful part of the National Park will never have seen Poet's Corner - now is your chance!

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Sitting Room



Bedroom

Location The property is located near to Dove Cottage (William Wordsworth's former home) and is therefore within reasonably level walking distance of Grasmere village centre. A door to the property is found on the left hand side of the little lane which leads towards Dove Cottage from the main Ambleside to Grasmere road, shortly before reaching the mini roundabout (if approaching from the direction of Ambleside).

Description You will probably not have seen a cottage quite like Poet's Corner before. Its unique design is as welcoming and comfortable as you could wish for. Entered via double doors into the well equipped ground floor dining kitchen you will find a small inner hall at the rear. Beyond this (and currently with external access only) is an integral store which must offer potential for extension if desired (subject to any necessary consents being obtained) although the accommodation is splendid just as it is.

For those with outdoor gear, bikes, canoes etc , the store is a real bonus as it is and is a safe place to keep them secure immediately ready for your weekend visit.

On the first floor is the lovely living room, complete with its cosy log burner, along with the double bedroom and modern shower room. There are no real gardening concerns to keep you from enjoying the National Park in all its glory, although there is a very private courtyard perfect for a morning coffee or evening glass of wine. You can stroll from the door and be in the centre of Grasmere village in minutes, hiking the high fells or ambling along the lake shore without having to trouble the car.

The property is currently a very popular holiday let with Lakelovers and the current owners have chosen to provide a car parking permit for their guests for the nearby public car park on Stock Lane for convenience.

A wonderful opportunity in the very heart of the Lake District National Park. Don't miss out!

Accommodation (with approximate dimensions)

Kitchen/Diner 18' 5" x 8' 0" (5.61m x 2.44m) Glazed double doors lead into the warm and welcoming kitchen, with timber wall and base units and complementary work surfaces. Part tiled and having integrated sink and drainer with antique style mixer tap, a Stoves four ring gas hob with extractor hood over, set above a Stoves New Home electric grill and oven, and Indesit fridge. There is plumbing for an automatic washing machine. With room to dine, and with a radiator for those cooler evenings. There is also an integrated cupboard housing the Vaillant gas boiler.

Inner Hall With a SupaWarm electric wall heater, and external door and stairs to the upper floor.

For a Viewing Call 015394 32800



Kitchen/Diner

First Floor

Landing With a radiator.

Sitting Room 15' 8" x 12' 11" max (4.78m x 3.94m max) Wonderfully light and bright thanks to the two Velux windows and an additional window which also enjoys views of the fells and surrounding countryside. A welcoming room with space to put your feet up and relax after a hard days walking, with a large woodburning stove with double doors, set upon a slate hearth, with a characterful timber mantle above and a radiator for those cooler evenings.

Shower Room Having part tiled walls and a three piece suite comprising a shower in a glazed corner unit, a wash hand basin set in a vanity style unit with mirror and shaver point over, and a WC. With a heated ladder style towel rail/ radiator, a Velux window and an Addvent extractor fan.

Bedroom 12' 0" x 8' 6" (3.66m x 2.59m) A cosy and characterful bedroom in the eaves of the cottage, enjoying dual aspect and having a radiator.

Outside From the lane a door leads to a private courtyard area, an ideal place to start the day with a hot coffee. Having an outdoor light.

Store 11' 7" x 10' 2" (3.55m x 3.10m) Accessed from the shared yard with Dove Holme (TBC), and also from a gate located just beyond Island View. This lockable store not only provides extra storage space for bikes and outdoor equipment but offers splendid potential to extend the living accommodation for those who might wish to (subject to any necessary consents being obtained).

Tenure Freehold



Courtyard

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

Business Rates This cottage has a rateable value of £2,900 with the amount payable to South Lakeland District Council for 2021/22 being £1447.10

Small Business Rate Relief may be available.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

Note The property was affected in a relatively small way by Storm Desmond in 2015 but suffered no material damage or inconvenience. This did not warrant an insurance claim.

Grasmere, Ambleside, LA22



Denotes restricted
head height

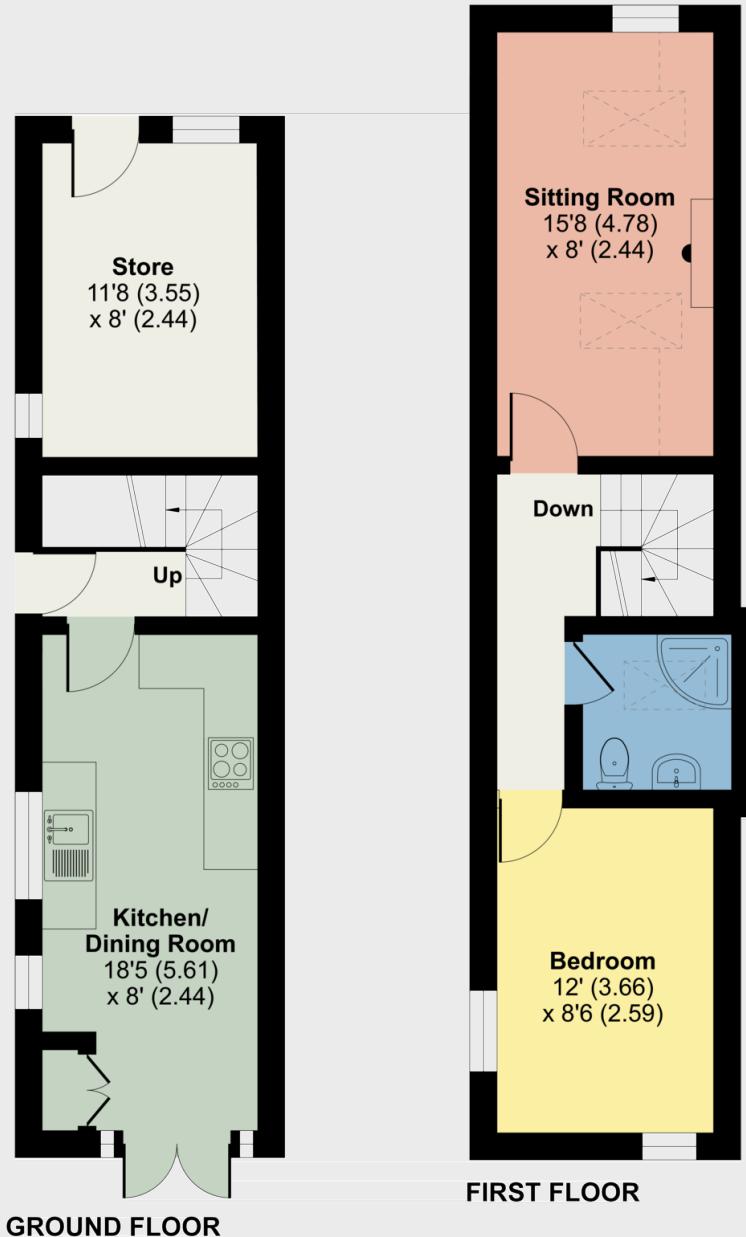
Approximate Area = 462 sq ft / 43 sq m

Limited Use Area(s) = 31 sq ft / 3 sq m

Store = 93 sq ft / 9 sq m

Total = 586 sq ft / 55 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2021.
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