



Glenridding

£400,000

Keldas View Cottage
10 Stybarrow Terrace
Glenridding
Penrith
CA11 0QD

Beautifully situated in the hamlet of Glenridding between the shore of Ullswater and the slopes of Helvellyn, this superbly extended 3 double bedroomed stone built cottage enjoys ready access to the fells and the lake alike. With a beamed living room, family kitchen, cloak room, three excellent bedrooms, one of which includes a separate sitting area and a gorgeous balcony, 4 piece bathroom, gardens and breath taking views, Keldas View Cottage has it all.

Perfect as a holiday let, idyllic as a weekend retreat and welcoming as a family home, this is a Lakeland cottage which caters for all needs. Come and see for yourself.

Property Ref: AM3831

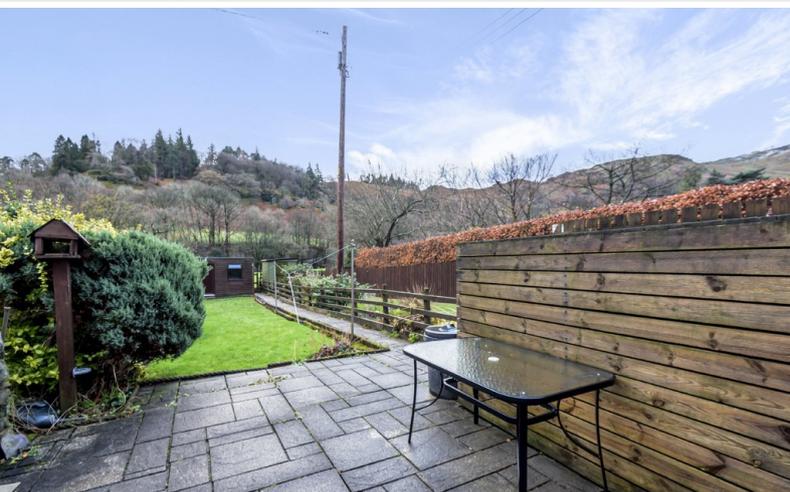




Living Room



Family Kitchen/Dining Area



Patio

Location Delightfully positioned in the small and pretty village of Glenridding, close to Ullswater and at the foot of Helvellyn, this lovely stone built cottage is ideally placed for immediate access to the Lakeland fells. 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, bear left adjacent to the public car park into Greenside Road signposted for the Travellers Rest. Take the next left passing Fairlight Café and Guesthouse and Stybarrow Terrace can be found a short distance along on the left hand side. There is roadside car parking here.

Description From humble origins as a miners cottage, built from locally hewn stone and slate, Keldas View Cottage has evolved into a superbly welcoming home, simply perfect whether you are seeking a popular holiday let, an idyllic weekend retreat or a delightful permanent residence. That evolution has not occurred simply by chance of course, but has followed a carefully thought out and splendidly executed plan which has led to the creation of a truly superb property.

Admittedly the cottage enjoyed a very good starting point. Beautiful Ullswater is just down the lane, Helvellyn and its accompanying fells are just up the valley, the local Inn is just a hop, skip and a jump away, whilst the local village shops and stores provide for your every day needs. Superb views are enjoyed in all directions - the fells on display include (naturally enough) Keldas,



Ordnance Survey Map 00985665

but also Place Fell, Angle Tarn Pikes, Birkhouse Moor, Glenridding Dodd and Heron Pike to name but a few. If you are feeling cheeky and pop your head out of the Velux roof lights and look east you can even catch a glimpse of the glistening water of Ullswater itself!

Substantial yet sympathetic extensions, barely anticipated from the roadside, have created a unique three storey home. Entered via a welcoming living room with its beamed ceiling and open fire the cottage also includes a family kitchen and a cloak room on the ground floor. The first floor includes two double bedrooms and the four piece bathroom whilst the top floor offers that "wow factor" bedroom suite with a sitting area giving access to the large south facing balcony (with yet more wonderful views) and to the adjoining double bedroom. This suite could readily be sub-divided into two bedrooms if desired (that is if you don't mind dealing with the arguments as to gets to enjoy the bedroom with the balcony of course).

There are lovely south facing gardens, again with panoramic views and two very useful stores, perfect for garden furniture, out door equipment, bikes, canoes etc.

The dream holiday let, an idyllic weekend retreat or the perfect permanent residence (the garden store may even have home office potential) - the choice is yours. Come and see for yourself.

Accommodation (with approximate dimensions)

Living Room 12' 9" x 11' 6" (3.91m x 3.53m) A cosy, welcoming room, enjoying fell views and being full of character with its



Family Kitchen



Bedroom One Suite - Sitting Area



Family Kitchen/Dining Area



Rear Elevation



Rear Elevation and Garden

exposed beams and cast iron open fire with attractive tiled surround and timber mantle, ideal to relax in front of after a day on the fells. Having an attractive integrated timber and glazed display cabinet, and two radiators for those cooler evenings.

Family Kitchen 13' 8" x 12' 11" (4.19m x 3.94m) A bright and airy extended kitchen with fell views and having space both to cook and dine, ideal for gathering with friends and family. Having wall and base units with complementary work surfaces, an integrated stainless steel sink and a half with drainer, and appliances including a Bosch fridge freezer, Hygena electric oven and grill, and AEG ceramic four ring hob. With tiled floor, part tiled walls, the Eurostar Boiler with Danfoss control and Honeywell thermostat, and external door to the rear. In addition there are two radiators and an Expelair extractor fan.

Cloakroom With WC, wash hand basin and extractor fan and some storage space.

Inner Hallway With stairs leading to the first floor, and having a radiator.

First Floor

Landing With two radiators.

Bedroom 2 12' 11" x 11' 6" (3.94m x 3.51m) A double room, currently in use as a Twin, with fell views to the front and having a radiator.



View From Property

House Bathroom With tiled walls and having a four piece suite comprising a panel bath with shower attachment to the taps, a Mira shower within a cubicle unit, a pedestal wash hand basin with light and shaver point over, and a WC. There is also an integrated airing cupboard housing the hot water cylinder, a radiator and Xpelair extractor fan.

Bedroom 3 10' 9" x 6' 11" (3.30m maxx 2.13m max) A light, bright double room with wonderful fell views including to Keldas, and having a radiator.

Second Floor

Bedroom 1 Suite 12' 9" x 8' 9" (3.91m x 2.67m) A wonderful and adaptable space which provides perhaps the real "Wow Factor" (if the fell views don't do it for you) for the cottage. The Sitting area could be simply portioned off from the staircase if desired to create a fourth bedroom if desired.

Sitting Area 12' 9" x 10' 7" (3.89m max x 3.23m max) Flanked by large windows, the glazed double doors lead out onto the south facing balcony offering simply superb views towards Keldas at the rear. There are two radiators . The balcony (4.2m x 1.8m) benefits from having outdoor socket and light points, and is an ideal spot to start the day with a morning coffee, or perhaps a glass of something cool at the end of the day and offers truly panoramic views.



Balcony



Front Elevation



Bedroom Two



Garden



View From Property

Bedroom 1 Area The double bedroom enjoys delightful fell views from the two Velux rooflights, and there are two useful under eaves storage cupboards

Garden The rear south facing garden benefits from a paved patio area ideal for sitting and relaxing and taking in the surrounding fells, or perhaps enjoying a BBQ. Also having a lovely lawn to the rear of the property with an easily maintained planted border. There is also a timber clad block built store (3.25m x 2.6m) with both power and light, ideal for the secure storage of outdoor equipment such as bikes and canoes. In addition, at the end of the terrace is a second store, now utilized as a logs and coal store for the cottage, and also perfect for keeping gardening equipment. The property also benefits from a third small store in the block to the east. Rights of way on foot are enjoyed along the length of the rear of this terrace between the dwellings and the gardens.



Bedroom One

Services The cottage is connected to mains electricity, water and drainage, and has oil central heating.

Tenure Freehold.

Business Rates Keldas View Cottage has a rateable value of £5,100 with the amount payable for 2020/210 being £2,544.90. 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 on our website and also at any of our offices.



Garden



View From Property

10 Stybarrow Terrace, Glenridding, Penrith, CA11

Approximate Area = 956 sq ft / 88.8 sq m

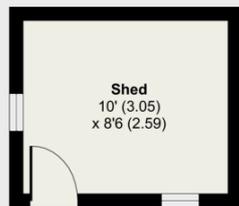
Limited Use Area(s) = 102 sq ft / 9.5 sq m

Outbuilding = 85 sq ft / 7.9 sq m

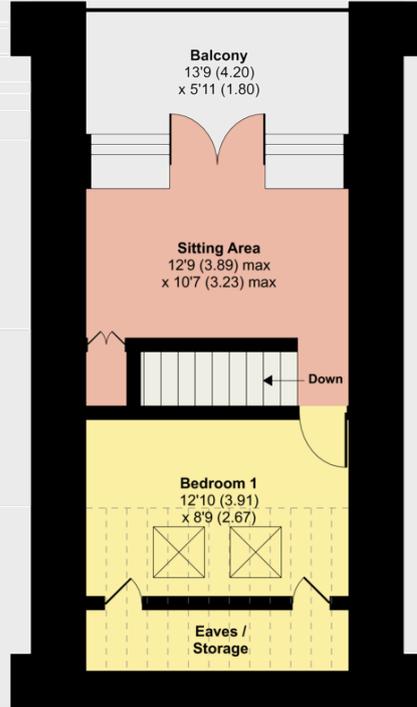
Total = 1143 sq ft / 106.2 sq m

For identification only - Not to scale

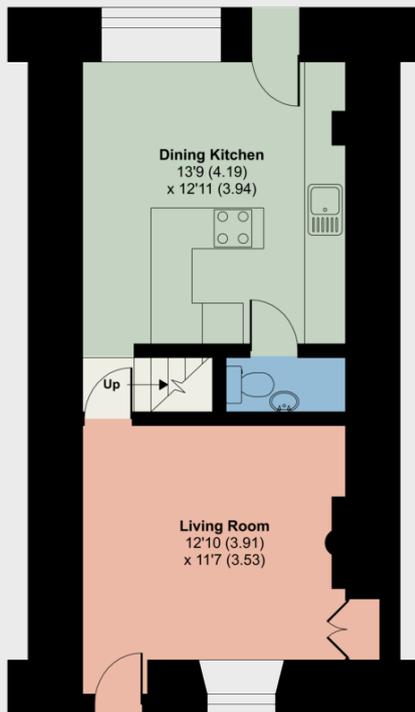
Denotes restricted head height



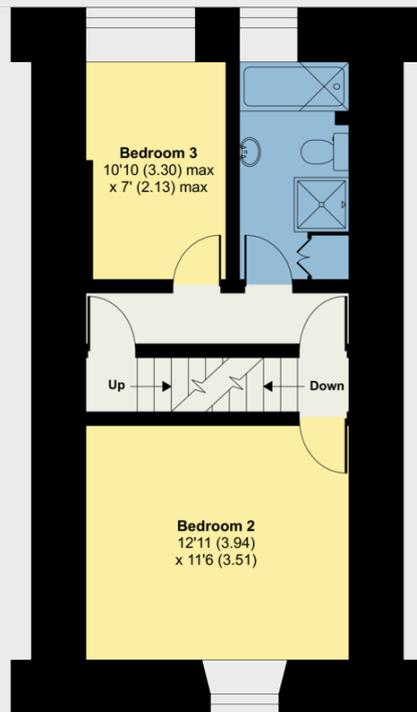
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 792222

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