



Grasmere

£380,000

3 Red Lion Cottages

Grasmere

Ambleside

Cumbria

LA22 9ST

Superbly placed, seemingly tucked away and yet still in the very heart of beautiful Grasmere, this attractive stone built semi detached cottage is full of welcoming charm and includes a sitting room, kitchen, 2 bedrooms, bathroom and easily managed gardens alongside views of Seat Sandal and Stone Arthur. Perfect for peaceful weekend relaxation or popular holiday letting.

Property Ref: AM3871

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Sitting Room



Bedroom 1

Location From our office in Ambleside, head north on the A591 to Grasmere, passing Rydal Water and Grasmere Lake along the way. Upon reaching the mini-roundabout near Dove Cottage (Wordsworth's former home), take the first exit and continue through the village centre, passing St Oswald's Church, and then take the left hand turn before reaching The Inn at Grasmere and the cottage is found on the right just before reaching Langdale Road. There is plenty of car parking provision within the village, including short-stay parking beside the nearby Green.

Description This attractive stone built semi-detached home is as pretty as a picture and is full of welcoming charm, from its traditional range in the south facing sitting room (now retained

only really for aesthetic purposes) to the traditional cottage doors - it just feels right from the instant you step over the threshold.

Talking of which - you could step straight back out again and amble through the historic and beautiful village centre in minutes, relaxing in one of its many highly regarded traditional Inns, dining in a delightful café or restaurant or indulging in a spot of retail therapy, all without needing the car. Similarly, you could be hiking the high fells, strolling alongside beautiful rivers and waterfalls, or even taking a dip in the lake - all are equally accessible on foot from that very same threshold.

The accommodation is bright and well balanced with a south facing sitting room and a breakfast kitchen on the ground floor, with two double bedrooms and a shower room above. The easily managed rear yard need not detain you longer than a quick coffee or evening glass of wine dictates, as you have the whole of the wonderful Lake District National Park as your playground and garden to hand. There are views to be enjoyed of Seat Sandal and Stone Arthur, for example, particularly from the first floor.

Simply perfect as a quiet permanent home, a relaxing, lock up and leave weekend retreat or as a popular holiday let.

Accommodation (with approximate dimensions)

Sitting Room 12' 2" x 10' 0" (3.71m x 3.05m) A warm and welcoming south facing room, with feature traditional cast iron range (no longer in use) with lovely decorative tiled insets, glazed display cabinet, two radiators and external door.



Kitchen

Kitchen 12' 2" x 9' 10" (3.73m x 3.00m) Fitted with wall and base units having complementary work surfaces and incorporating a sink with drainer and mixer tap. With tiled splashback, under stairs cupboard with light, plumbing for a washing machine and wall mounted Glow Worm boiler.

First Floor

Landing With window and loft access.

Bedroom 1 12' 2" x 9' 10" (3.73m x 3.00m) A lovely double room with beamed ceiling and alcove with hanging rail. Also having a radiator.

Shower Room A three piece suite comprising corner shower unit, pedestal wash hand basin and WC. Also having heated ladder style towel rail/ radiator, radiator, light with shaver point and an extractor fan.

Bedroom 2 10' 0" x 7' 1" (3.05m x 2.18m) Currently in use as a twin with views of Seat Sandal and Stone Arthur. With integrated drawers, shelving and a radiator.

Outside There is an easily maintained patio area at the rear.

Tenure Freehold.

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



Bedroom 2

Business Rates The property has a rateable value of £3,900 with the amount payable to South Lakeland District Council for 2021/22 being £1946.10. Small Business Rate Relief may be available.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

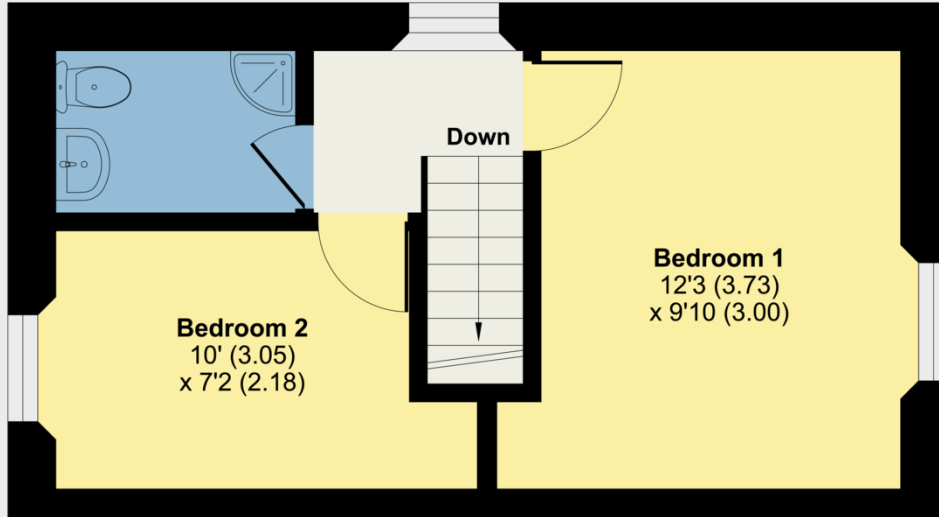
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



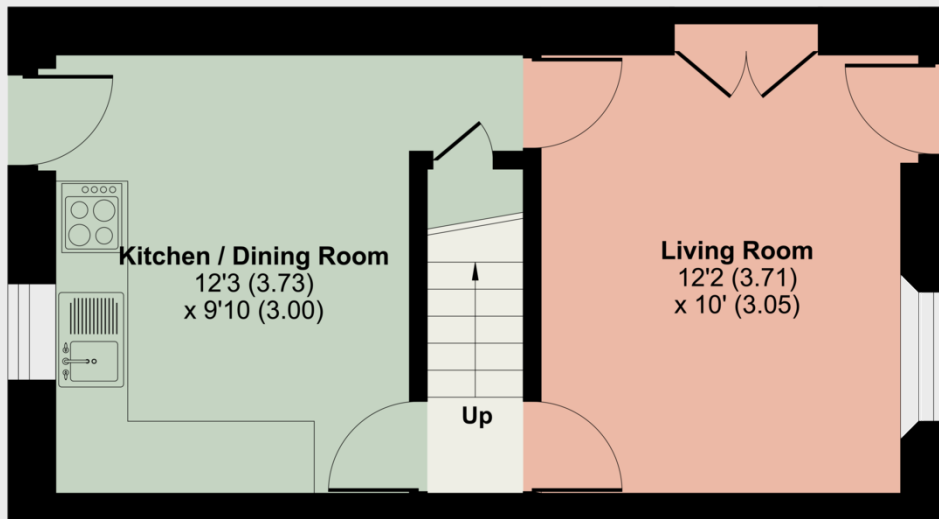
3 Red Lion Cottages, Grasmere, Ambleside

Approximate Area = 582 sq ft / 54 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 853903

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