

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Grasmere

£950,000

Highfield, Easedale Road, Grasmere, Ambleside,  
Cumbria, LA22 9QJ

Seemingly largely unchanged since its construction in 1900, this heart warming stone built detached home enjoys the most wonderful of locations, being quietly tucked away in beautiful Grasmere and surrounded by stunning scenery. Settings really don't get much better than this, and whilst understandably now in need of updating, Highfield offers exceptional three double bedroomed accommodation with two reception rooms, plenty of car parking and gardens extending to something in the region of 0.6 acres. A superb and unique opportunity.

### Quick Overview

Superb 3 double bedroomed detached home.  
Surrounded by magnificent views  
Peaceful setting adjoining fields.  
In need of updating and with space to extend.  
Two reception rooms and outbuildings.  
Within easy reach of the village centre.  
Approximately 0.6 acres of gardens.  
No upward chain.  
Plenty of car parking provision.  
Superfast (37Mbps) Broadband Available\*



3



1



2



G



Superfast  
Broadband



Private Driveway  
parking

Property Reference: AM3908



Sitting Room



Dining Room



Bedroom 1



Garden and View

**Location** On entering Grasmere from Ambleside on the A591 bear left at the mini roundabout close to Dove Cottage (William Wordsworths former home) and continue into the village passing the coach and car parking on the right. Continue through the village passing the church and on reaching the Village Green turn left onto Easedale Road. Proceed along this road before taking the first turning on the right just after the traffic sign which indicates a dead end ahead, for the private drive to Highfield.

**What3Words** [///submerge.sensitive.hood](https://www.what3words.com/#!/submerge.sensitive.hood)

**Description** So what do we mean by "heart warming?" Well Highfield was built, employing locally sourced stone, by the present owners great grandfather and has been in the same family ownership ever since. Indeed, the family is held in high regard as builders from that era in and around Grasmere . Not only does Highfield remain as a glowing testament to that reputation today, this is a home which was obviously built with both love and a welcoming quality which still shines through some 122 years later.

No doubt all of the attributes which led great grandfather to select this location for his own family home are still very much to the fore today- and some have only been enhanced. Getting away from the crowds may not really have been that much of a consideration in 1900, but today the peace and tranquillity of the setting is a rare wonder. Nevertheless you can still stroll down the lane and be in the heart of Grasmere in minutes should you so wish, or (taking a little more time and effort admittedly), hiking on the surrounding high fells or wild swimming in one of the nearby tarns or in the lake if that is your preference, all such options being accessible on foot from the doorstep. The temptation however to simply sit either with your feet up in one of the two reception rooms or relaxing in the over half an acre of gardens must remain a real temptation. It is quite possibly this aspect which appealed all those years ago - the views must remain virtually unchanged and the list of fells on view just as extensive today as it was then - Heron Pike, Rydal Fell, Stone Arthur, Loughrigg, Blea Rigg, Swinescar Pike, Silver How amongst them - too many to mention really.

But what about the house itself? It really does have a wonderful feel to it the instant that you step over the threshold - but you will have to come and view in order to fully appreciate that - the photographs, video and 360 degree tours are all great, but they are no substitute for first hand experience.

One gets the feeling that the front porch and hallway were always for "best" and that for more than a century, visitors will have called at the rear door. Both reception rooms are dual aspect and the fireplace in the sitting room in particular is a real delight. The kitchen and pantry reflect the needs and expectations of the turn of the (19th to 20th) century and is an area where some re-design will almost certainly be considered beneficial - but there is plenty of scope, both within the existing structure and by extension, subject to any necessary consents being obtained of course. It is our expectation that any sensitive, or even more daring extension would probably be favourably



Highfield from Garden



Ordnance Ref 01061659



Sitting Room



Dining Room



Bedroom 1



Bedroom 2

looked upon by the planning authority provided that it is presented properly. There is certainly plenty of room within the site for quite a considerable extension if that is what you may wish to consider, although the house is neatly balanced and well proportioned as it is. The three first floor double bedrooms are very evenly matched and there is a bathroom and a separate WC at this level. There are also attached stores or workshops to the rear (which once housed a further WC) and to the side, and we believe that there may once have been a garage within the grounds, where the hardstanding remains. There is plenty of car parking provision for several vehicles and of course wonderful gardens, from where even the exceptional views from the house are arguably surpassed.

Whether you are seeking a superb family home for generations to come, a magnificently placed holiday let or the most relaxing of weekend retreats, Highfield is a wonderful opportunity for those with imagination certainly, but more importantly, history suggests that it is a once in a lifetime chance which you simply cannot afford to miss.

**NOTE** We understand that the final stages of probate may need to be completed ahead of the sale of Highfield completing.

#### Accommodation (with approximate dimensions)

Covered Porch

Entrance Hall 8' 9" x 4' 11" (2.67m x 1.50m)

Sitting Room 15' 8" x 11' 10" (4.80m x 3.61m) Being dual aspect and enjoying fell views.

Dining Room 12' 9" x 11' 10" (3.89m x 3.63m) Having a dual aspect.

Kitchen 8' 11" x 5' 8" (2.72m x 1.73m)

Pantry 8' 9" x 6' 5" (2.67m x 1.98m)

Hallway With stairs to first floor.

Half Landing With window allowing light to flood in.

Landing Having loft access point.

WC

Bathroom With panel bath and wash hand basin.

Bedroom 1 12' 2" x 12' 2" (3.73m x 3.73m) With stunning fell views.

Bedroom 2 12' 4" x 12' 0" (3.76m x 3.68m) Again, with stunning fell views.

Bedroom 3 12' 4" x 12' 2" (3.78m x 3.73m)

Outside

Store 1 11' 10" x 6' 11" (3.63m x 2.13m) Once housing a wc now removed.



View from Garden



Side Elevation from Private Driveway



## Highfield and Garden



Entrance Hall



Sitting Room

**Store 2** 6' 5" x 5' 10" (1.96m x 1.80m)

**Workshop** 12' 9" x 8' 9" (3.91m x 2.69m) With a window and power and light points.

**Garden** A lovely and well proportioned private garden with plenty of space (approximately 0.6 acres) in which to sit and relax whilst taking in the glorious fell views. The lawn is bordered with colourful mature shrubs, perfectly peaceful and ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day.

**Parking** Ample parking for a number of vehicles on the private drive.

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

\*Broadband checked on <https://checker.ofcom.org/26th> September 2022 - not verified.

**Tenure** Freehold

**Council Tax** South Lakeland District Council - Band G

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

# NOTES

Viewings available 7 days a week including evenings with our dedicated viewing team  
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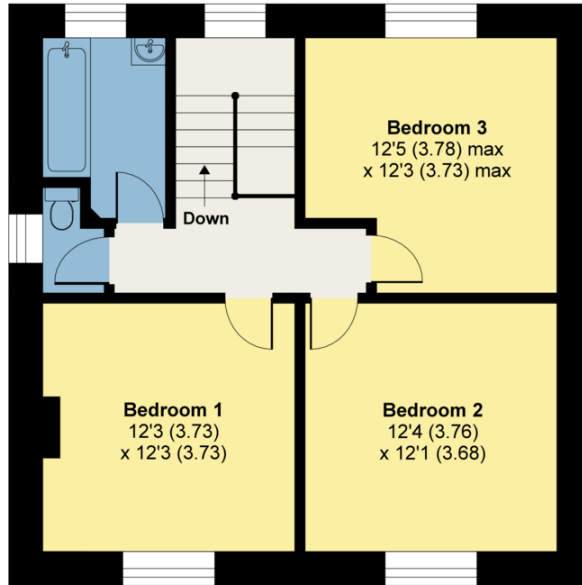
# Highfield, Grasmere, Ambleside, LA22

Approximate Area = 1225 sq ft / 113.8 sq m

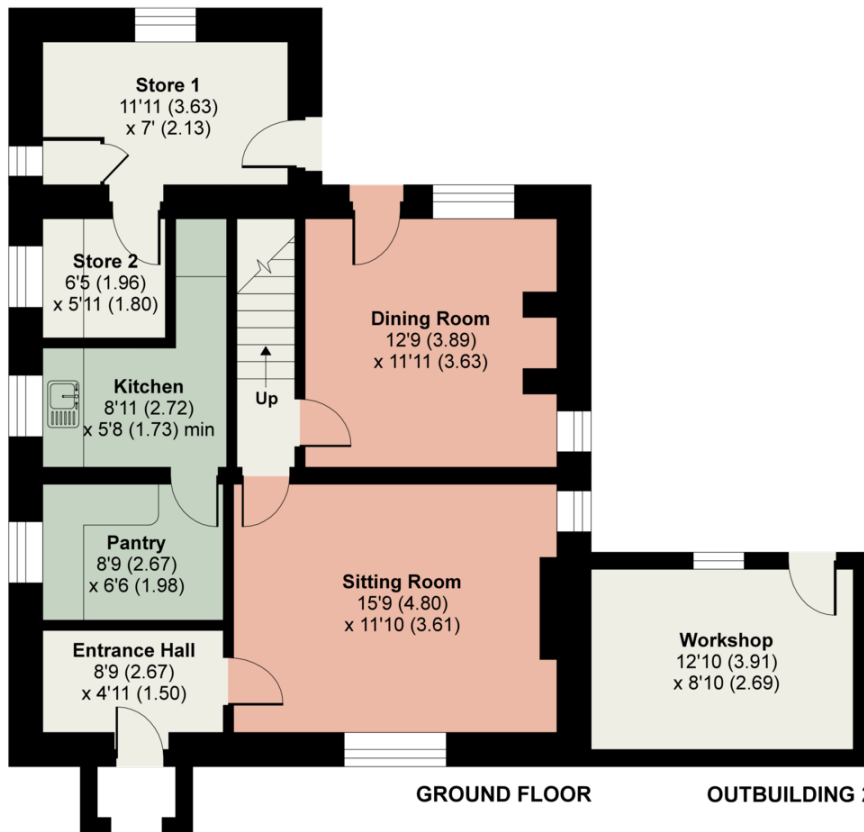
Outbuilding = 242 sq ft / 22.4 sq m

Total = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 901606

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

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