



# Grasmere

£950,000

Howbeck, Broadgate, Grasmere, Ambleside,  
Cumbria, LA22 9RH

Quietly positioned close to the heart of beautiful Grasmere and enjoying superb fell views this attractive stone and slate built detached home offers an adaptable 6 good bedrooms, 4 bathroom array of accommodation which will perfectly suit the growing family, particularly those who may be seeking an excellent "home office" facility, as well as those seeking stunning weekend retreat or a magnificently placed holiday let.

## Quick Overview

- Stone and slate detached home.
- 6 good bedrooms and 4 bathrooms.
- Stunning fell views.
- Wonderful setting just a level stroll from the village centre.
- Sun room and conservatory.
- Superb access to an array of walks and the lake.
- Mature gardens.
- No upward chain.
- Plenty of car parking provision.
- Superfast (52mbps) Broadband Available\*



6



4



1



E



Superfast  
Broadband



Private Driveway  
Parking

Property Reference: AM3914





Living Room



Family Kitchen



Bedroom 3



Dining Room

**Location** Head out of Ambleside on the A591 for Grasmere, passing Rydal Water and Grasmere Lake along the way. Upon reaching the mini-roundabout take the second exit (i.e. continue along the A591) and carry on along the road until you see the Swan Inn Hotel upon your right hand side. Turn left opposite the Inn onto Swan Lane, and continue down the hill towards the village. Passing over the little bridge, the shared driveway to Howbeck can then be found a short distance along on the right.

**What3words** ///shell.rated.drummers

**Description** However you may intend enjoying this welcoming home, just imagine being able to wake up and, on drawing the curtains, being able to gaze out over the surrounding fells, including Heron Pike, Stone Arthur and Seat Sandal whilst sipping your morning cup of tea or coffee before heading out either for the high fells or down to the lake shore without even having to trouble to find the car keys. You may, of course, simply choose to nip down into the village to pick up something fresh for breakfast, or even some tasty savouries to keep you going through that days adventures in The National Park. There are plenty of other options for the day of course, waterfalls to explore, tarns for a spot of wild swimming, or indeed simply experiencing the village itself - one of Lakelands prettiest, known the world over for its literary connections with Wordsworth and the romantic poets, and an ideal spot for dining and refreshment at the end of the day.

Entered via the sun room, the almost square entrance hall welcomes you in and gives access to the delightful dual aspect extended living room with lovely views. On the opposite side of the hallway is the cloak room whilst straight ahead is the fitted family kitchen equipped with granite work surfaces, Rangemaster oven, two Bosch fridges, dishwasher and underfloor heating. To the rear corner is the former dining room, which could readily provide that service again, although more recently it has been enjoyed as a double bedroom with an en-suite shower room. The narrow conservatory wraps around the other rear corner and doubles as a utility area and gives access to the former double garage at a lower level which has also been upgraded and re-assigned to provide a large sixth bedroom with an en-suite WC, although this might now also be considered the perfect home office, studio or workshop space which is just remote enough from the main living space to provide that all important division between "work" and "home".

On the first floor are four further good bedrooms, all with lovely views and two of which enjoy en-suites (one shower room, one bathroom) plus the four piece house bathroom.

The mature gardens are delightful and again enjoy wonderful views and back onto Butharlyp (pronounced Butter Lip) How woods, and there is plenty of car parking provision on the driveway.

A simply superb opportunity in an outstanding location, so do not miss out.

#### **Accommodation (with approximate dimensions)**

**Sun Room Porch** 14' 9" x 5' 2" (4.50m x 1.60m) Bright and airy, being glazed on three sides and having double doors to the front patio. Ideal for relaxing and enjoying the view, with slate floor and a radiator.

**Entrance Hall** 14' 0" x 12' 7" (4.29m max x 3.84m max) Light and welcoming with a staircase leading to the first floor, having ample space in which to greet visitors. This bright space truly sets the scene for the rest of this lovely home. With useful understair storage cupboard, a display shelf, dado rail and a radiator.





Living Room Bay and Fell View



View from Property





Bedroom 1



Dining Room



Bedroom 2



En Suite for Bedroom 3

**Cloakroom** With space for coat storage, and having a WC and a wall hung wash hand basin, as well as useful shelving and a radiator.

**Living Room** 23' 3" x 12' 4" (7.11m max x 3.78m max) A wonderfully light and airy dual aspect room with Clearview stove set upon a slate hearth, a large bay glazed on three sides with windows affording lovely views over the garden and to the fells beyond, and a high ceiling with decorative ceiling rose. Having space to relax as well as to dine, this is a perfect space for entertaining friends and family. With three radiators for those cooler evenings.

**Family Kitchen** 19' 10" x 10' 7" (6.07m max x 3.23m max) Dual aspect and with a stylish range of wall and base units having polished granite work surfaces incorporating a breakfast bar, with an inset sink and a half unit with mixer tap and a range of appliances including a Rangemaster oven, two Bosch fridges and a dishwasher. There is an integrated larder with both power and light, underfloor heating and having a glazed external door to the conservatory/ utility room.

**Conservatory/ Utility** 5' 1" x 1' 4" (1.57m x 0.41m plus 2.06m x 0.51m) A useful additional L shaped space with tiled floor, Belfast style sink and base units with complementary work surface, and having plumbing for an automatic washing machine and provision for a tumble dryer. Having two glazed doors leading to the patio area at the rear, and an internal door to the inner stairwell to the lower ground floor.

**Dining Room/ Bedroom 5** 12' 11" x 12' 4" (3.94m max x 3.78m max) Another bright dual aspect room with open fireplace (no longer in use) set upon a slate hearth with timber surround. This room was no doubt originally enjoyed as a dining room and has more recently provided a splendid double bedroom, but would equally suit as a superb self-contained home office and having access to...

**Shower/ Cloakroom** Having tiled walls and with three piece suite comprising a Bristan shower within a cubicle, a wash hand basin and mixer tap, and a dual flush WC. Also having a heated ladder style towel rail /radiator, an extractor fan and loft access point. An integrated cupboard, which can be accessed from two sides, houses the Camray 3 oil central heating boiler.

#### Lower Ground Floor

**Bedroom 6/ Home Office** 16' 11" x 16' 0" (5.18m max x 4.90m max) Offset and formerly a double garage accessed via the conservatory, this dual aspect room has more recently seen use as an additional and very large bedroom with an en-suite WC, although it would also equally suit as a spacious home office or workshop/hobby room. With integrated storage and having two radiators.

**En Suite Cloakroom** With WC, a wall hung wash hand basin with Triton handwash heater, and a micromark extractor fan.

#### First Floor

**Half Landing** With large window.

**Landing** Having two integrated cupboards one of which houses the hot water cylinder. Also with loft access point.





Family Kitchen



Bedroom 2





Living Room



Sun Room



Entrance Hall

**Bedroom 1** 16' 2" x 12' 4" (4.95m max x 3.78m max) A light, bright and airy dual aspect double room enjoying stunning fell views. With integrated floor to ceiling wardrobes and a pedestal wash hand basin with mirror and light over. Having two radiators.

**Bedroom 2** 13' 3" x 12' 7" (4.06m max x 3.86m max) With fell views to the front and over the garden, and having floor to ceiling fitted wardrobes, a timber floor and a radiator.

**Ensuite to Bedroom 2** With tiled walls and having a three piece suite comprising a walk in shower unit with Bristan shower, a wash hand basin with light and shaver point over, and WC set within a vanity style unit. Also having a heated ladder style towel rail/ radiator and an extractor fan.

**Bedroom 3** 13' 1" x 7' 8" (3.99m max x 2.36m min) Having woodland views and a radiator.

**En Suite to Bedroom 3** With tiled walls and having a three piece suite comprising a corner bath with Mira shower over, a pedestal wash hand basin with light and shaver point over, and a WC. Also having a heated ladder style towel rail radiator.

**Bedroom 4** 10' 2" x 10' 7" (3.10m max x 3.25m max) Bright and airy with an integrated wardrobe and dressing table unit and also having a wash hand basin set within a vanity style cupboard. Having a radiator.

**Family Bathroom** Having tiled walls and with a four piece suite comprising a panel bath with Mira shower over, a pedestal wash hand basin, WC and bidet. Also having a heated ladder style towel rail/ radiator.

#### Outside

**Garden** Delightful, peaceful and well maintained, the gardens include a lawn with colourful borders and mature shrubs as well as and two patio areas. Also having outside lights. The gardens are a particular delight at this wonderful property and there are ample opportunities for relaxing and soaking up the sensational views to be enjoyed quite literally in all directions.

**Parking** Parking for a number of vehicles is available on the private driveway.

**Note** The shared driveway will be re-surfaced with fresh tarmac and the boundaries between this property and its neighbour to the south will be fenced, where appropriate, by the vendor.

**Services** This property is connected to mains water, drainage and electricity and has oil fired central heating to the radiators. The kitchen benefits from underfloor heating, and the hot water heating being supplemented by the solar panel on the roof. We understand from the current vendors that in summer months the solar panel alone is sufficient to heat the hot water.

\*Broadband checked on <https://checker.ofcom.org/> 26th January 2023 - not verified.

**Tenure** Freehold

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

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

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

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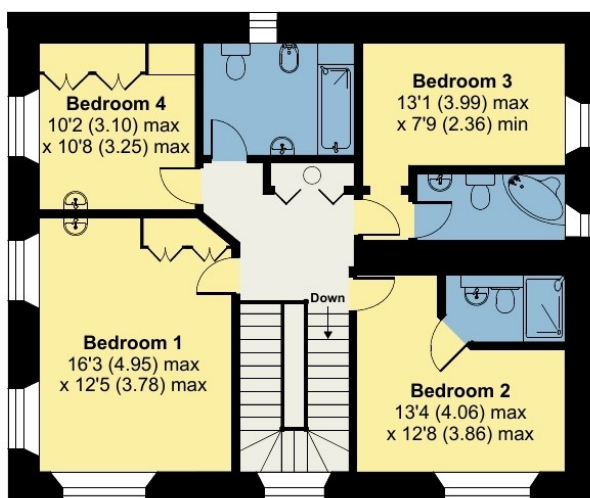
# Howbeck, Grasmere, Ambleside, LA22

Approximate Area = 2357 sq ft / 218.9 sq m

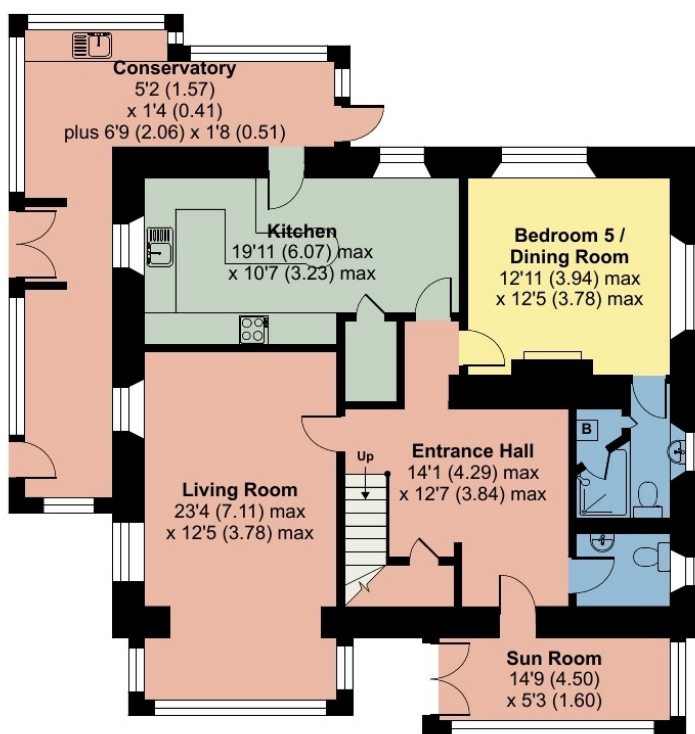
Workshop = 368 sq ft / 34.2 sq m

Total = 2725 sq ft / 253.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2022. Produced for Hackney & Leigh. REF: 924122

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