



# Glenridding

£395,000

Swirral Edge Cottage, Greenside Road, Glenridding, Penrith, Cumbria, CA11 0QS

This attractive and unique terraced holiday cottage is sensationally placed in amongst the high fells and yet is only about a mile above gorgeous Glenridding and Ullswater. Enjoying magnificent views in every direction and instant access to the high fells, this newly and beautifully converted cottage offers a wonderful open plan living space and cloak room on the ground floor with two double bedrooms and a shower room above. There are gardens, car parking for at least two and of course the entire National Park is wrapped all around you.

## Quick Overview

Superb 2 double bedroomed terraced cottage  
 Newly converted with a ten year warranty  
 Stylish open plan living space.  
 Sensational views in every direction.  
 Instant access to the high fells above  
 Glenridding.  
 Just over one mile from the lake shore and less  
 from the village.  
 Gardens and Car Parking for at least two.  
 Truly unique Lakeland setting.  
 Holiday Let.  
 Standard Broadband 11Mbps\*



2



2



1



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Standard  
Broadband

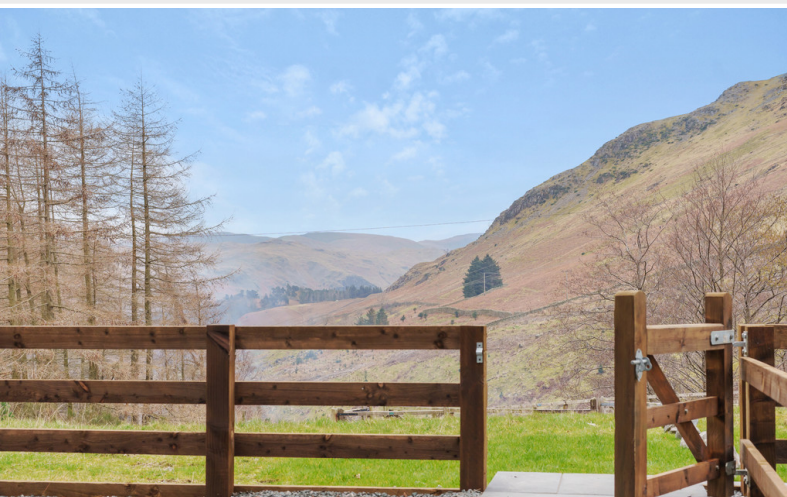


Private Parking

Property Reference: AM3918



Open Plan Lounge Kitchen



View from Patio



Open Plan Lounge Area



View from Property

**Description** It is difficult now to imagine just how different The Lake District must have been 100 years ago, even harder to look back 200 years to a period when the former Greenside lead mine was at the point of being re-opened (in 1825), having briefly closed in 1819 after having been worked since its first recorded operations in the 1700's. The mine flourished throughout the 19th century and to a lesser degree into the 20th century before the reserves in its single mineral vein became exhausted. This building then saw service as a camping bothy and a mountaineering hostel before being given a refreshing new lease of life as these three stunning new holiday homes.

What is found here today is a far cry from must have been a hard working environment back in the 19th century. Today the only noise is that of birdsong and sheep. The only distractions are the superb views enjoyed in every single direction. For anyone with a genuine love of the Lake District, this is quite simply heaven. The list of fells on view from the property is just astounding - High Street, Place Fell, Kidsty Pike, Angle Tarn Pikes, Catsycam, Sheffield Pike, Thornthwaite Crag, Helvellyn Lower Man and Hartsop Dodd amongst them. Depending on your energy levels, all are capable of being conquered from the doorstep, but a mile long gentle stroll down the hill will also lead you to a selection of local hostleries and shops, not to mention the lake shore just beyond them.

The middle of just three superbly converted holiday cottages, each carrying a ten year ICW building warranty, Swirral Edge is an absolute delight. The accommodation is entered via a hallway which then leads you into a superbly equipped open plan living space, perfect for holidays with a real connection to both the landscape and to each other. The log burner is perfect for being tucked up on cosy winter evening in, whilst the patio garden is idyllic for a morning coffee or a glass of something cool on a peaceful summers evening. The two double bedrooms are supplemented by a stylish shower room, all warmed by air source heat pump central heating, which is underfloor on the ground floor. There are two privately allocated car parking spaces plus visitor space.

In such a beautiful and tranquil location it is understandable that the planning consent only allows for the occupation of these properties to be as short term holiday letting accommodation.

**Location** Delightfully positioned above the small village of Glenridding, close to Ullswater and at the very 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. Continue up this hill past the Travellers Rest public house on the right hand side to where the road forks and bear right onto the track lane signposted for the YHA. Proceed for roughly one mile on the public bridleway (which is an unmade track), following signs for the Youth Hostel. Just beyond the Helvellyn YHA on the left, Swirral Edge can be found on the right hand side, being the middle of the three properties. There are two off road parking spaces for this property.

**What3words** [///succumbs.straw.exchanges](https://www.what3words.com/succumbs.straw.exchanges)

**Accommodation (with approximate dimensions)**  
**Porch** Having a canopy porch with outside light.

**Entrance Hall** A welcoming entrance, ideal for the storage of boots and coats. Stairs lead to the first floor.

**Open Plan Kitchen/ Living Space** 17' 5" x 14' 4" (5.31m max x 4.39m max)

**Kitchen Area** Light and airy with magnificent views, and stylishly equipped with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and a half with drainer and mixer tap. Integrated appliances include an electric oven, 4 ring induction hob with extractor fan over, undercounter fridge as well as a slimline dishwasher. Benefitting from underfloor heating.

**Living Area** Having space for both dining and relaxing, there is a stylish Portway wood burning stove - perfect for gathering with friends and family. This room also benefits from underfloor heating and of course superb views. There is also a useful understair storage cupboard.

**Cloakroom** Being discreetly tucked away under the staircase, with a dual flush WC, and a slimline wash hand basin set above a vanity unit.

#### First Floor

**Landing** With a radiator and an integrated plant room/cupboard housing the air source heat pump.

**Bedroom 1** 11' 6" x 10' 11" (3.51m max x 3.35m max) A bright double room with stunning fell views, and a radiator.

**Bedroom 2** 11' 5" x 9' 3" (3.48m max x 2.82m max) A light and airy double room, having fell views an exposed beam and a radiator.

**Shower Room** Having a luxury three piece suite shower within a glazed cubicle, a wash hand basin and mixer tap set above a vanity unit, and a dual flush WC. Also benefitting from a Velux, a ladder style heated towel rail/ radiator, shaver point and an extractor fan.

#### Outside

**Garden** With garden to the front, ideal for sitting and admiring the magnificent views which surround you. Note - the other two in the terrace enjoy a right of access to the service cupboard.

**Parking** Having private off road parking provision for at least two cars, plus additional space for visitors.

**Ideal Holiday Letting Opportunity** In the opinion of Lakelovers (<https://www.lakelovers.co.uk>) *Situated in an amazing location, Swirral Edge Cottage, could quickly and easily be brought to the holiday cottage letting market and would soon establish itself as a very successful and much sought after holiday let. We would anticipate that the property offers the opportunity to generate a gross rental income of £35-38,000 once priced and market correctly with the opportunity to grow this further based on a strong level of repeat bookings and good reviews.*

NOTE The dwellings hereby permitted shall only be occupied for the purposes of short-term holiday letting accommodation, and shall not be occupied by any one individual, family, or group for a period exceeding eight weeks in any three month period. The owner/occupier shall maintain an up-to-date register of the name of all occupiers of the residential accommodation and their home address and shall make this register available to the Local Planning Authority within 14 days of receipt of a written request.



Open Plan Lounge Kitchen



Swirral Edge Cottage Entrance



Bedroom 2

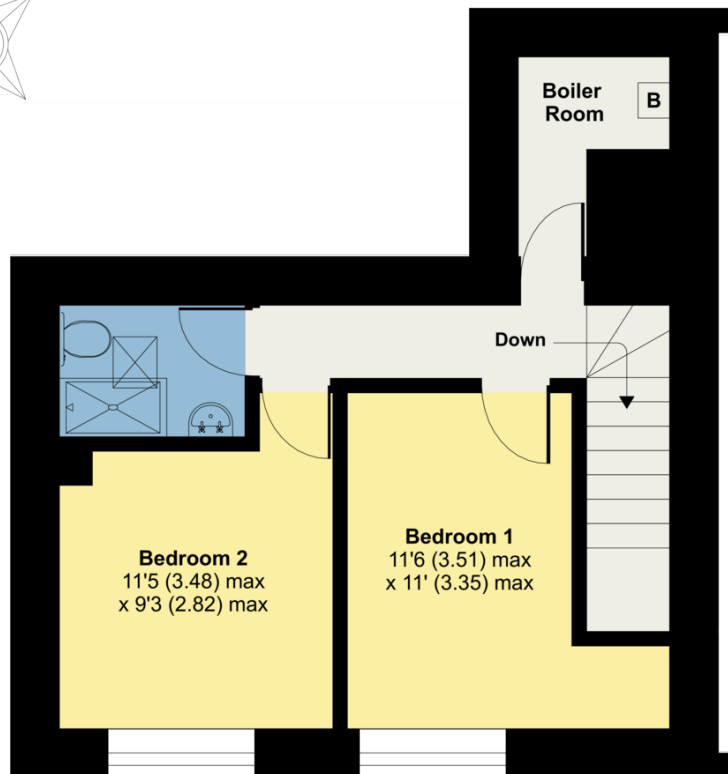


View from Kitchen

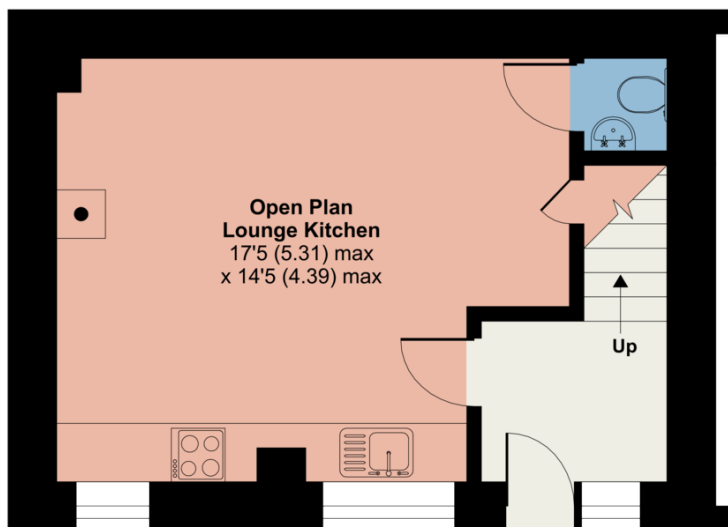
# Swirral Cottage, Glenridding, Penrith, CA11

Approximate Area = 648 sq ft / 60.1 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). © nchecom 2023. Produced for Hackney & Leigh. REF: 948059

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

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

**Council Tax** To be confirmed. **Services** The property is connected to mains electricity with shared private drainage and water. The property has air source heat pump central heating and double glazing and is well insulated. **Tenure** Freehold

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