



## Glenridding

£660,000

Tower Cottage, Greenside Road, Glenridding, Penrith, Cumbria, CA11 0QS

This stunning three storey holiday cottage is just one of three newly converted properties in this simply breath-taking location. Set right in amongst the high fells and yet is only about a mile above gorgeous Glenridding and Ullswater, this historic building has been granted a new lease of life as a truly unique holiday destination and includes a superb family kitchen with an intriguing mezzanine on the half landing, a sitting room, and three en-suite double bedrooms. There are gardens, car parking for at least two and of course the entire National Park on your doorstep.

### Quick Overview

Beautiful 3 double bed roomed 3 bathroomed end of terrace cottage  
 Newly converted with a ten year warranty  
 Stylish Family Kitchen and separate Sitting Room  
 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.  
 Private Gardens and Car Parking for at least two.  
 Truly unique Lakeland setting.  
 Holiday Let.  
 Standard Broadband 11Mbps\*



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Standard Broadband



Private Parking

Property Reference: AM3920



Living Room



Bedroom 1 and En Suite Shower Room



Tower Cottage



Kitchen Area

**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 what 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.

Tower Cottage is one of just three superbly converted and unique holiday cottages, each carrying a ten year ICW building warranty, and is an absolute delight from the instant you step through the glazed double doors into the family kitchen. The staircase leads to an intriguing mezzanine off the half landing which, whilst having a restricted head height, is perfect for use as an occasional home office or for the kids to have their own space with built-in bench seating, or even as an occasional sleeping platform.

The middle level dual aspect sitting room includes glazed double doors onto the private side patio as well as a window to the front, giving you the choice of two simply superb views, whilst the corner log burner adds a welcoming homely touch. There is a cloak room and utility/boot room area plus a double bedroom with an en-suite shower room at this level with two further en-suite double bedrooms on the top floor. This three bedroom, three bathroom design is perfect for extended families or groups friends alike.

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



Tower Cottage Patio and Views





Mezzanine



Stairs to Mid Floor



Bedroom 1



Bedroom 2 or 3

mile on the public bridleway (which is an unmade track), following signs for the Youth Hostel. Just beyond the Helvellyn YHA on the left, Tower Cottage can be found on the right hand side, being the first of the three properties. There are two off road parking spaces for this property.

[What3words](#) ///fine.darts.kiosk

### Accommodation (with approximate dimensions)

**Open Plan Kitchen/ Dining Space** 22' 0" x 9' 3" (6.73m max x 2.84m) Stylishly equipped with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated Zanussi appliances include an electric oven, 4 ring induction hob with extractor fan over, as well as a Hotpoint slimline dishwasher and Fridgemaister fridge freezer. Having plenty of space in which to cook, dine and relax with family and friends. Stairs lead to the first floor and there is a useful understair cupboard along with two further integrated storage cupboards, and underfloor heating.

### First Floor

#### Half Landing

**Mezzanine** Equally well suited as a home office, or perhaps a dedicated children's area for relaxing in, with built-in bench seating, a display alcove and a radiator. Note: This area has a restricted head height of 1.6 M.

**Cloakroom** With dual flush WC, and a slimline wash hand basin set above a vanity style cupboard.

**Utility/Boot Room** With window and an external door and also housing the central heating plant.

**Sitting Room** 15' 1" x 12' 2" (4.62m x 3.73m) Wonderfully light thanks to its dual aspect which includes glazed double doors onto the private side patio as well as a window to the front, with stunning fell views to be enjoyed in both directions. A Portway stove makes this a welcoming cosy room to relax in, with a radiator for those cooler evenings. There is also a useful storage cupboard.

**Private Patio** Accessed from the sitting room, and situated at the side of the property, this is a peaceful spot to enjoy the breath taking surroundings.

**Bedroom 1** 10' 2" x 9' 8" (3.10m max x 2.97m max) A double room with fell views and having a radiator.

**En Suite for Bedroom 1** Having a three piece suite comprising a shower set within a large cubicle, wash hand basin with mixer tap set above a vanity style cupboard, and a dual flush WC. With shaver point and a heated ladder style towel rail/radiator.

**Hallway** With stairs to second floor.

### Second Floor

**Landing** With exposed beams and a radiator.

**Bedroom 2** 10' 0" x 9' 4" (3.05m x 2.87m) A double room with characterful exposed beam, and having an integrated wardrobe. Also with a radiator and a Velux window.



View



Kitchen



En Suite Bedroom 1

**En Suite for Bedroom 2** Having a three piece suite comprising a large walk in shower, wash hand basin with mixer tap set above a vanity style cupboard, and a dual flush WC. With shaver point and a heated ladder style towel rail/radiator, as well as useful eaves storage.

**Bedroom 3** 10' 0" x 9' 4" (3.05m x 2.87m) A double room with characterful exposed beam, and having an integrated wardrobe. Also with a radiator and a Velux window.

**En Suite for Bedroom 3** Having a three piece suite comprising a large walk in shower, wash hand basin with mixer tap set above a vanity style cupboard, and a dual flush WC. With shaver point and a heated ladder style towel rail/radiator, and useful eaves storage.

#### Outside

**Garden** With private patio to the side, ideal for sitting and admiring the magnificent views.

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

**Tenure** Freehold

**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. Broadband \* Checked on <https://checker.ofcom.org.uk> 13th December 2022.



Portway Stove in Sitting Room

**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.

**Ideal Holiday Letting Opportunity** In the opinion of Lakelovers (<https://www.lakelovers.co.uk>)

Situated in an amazing location, Tower 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 £55-60,000 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.*

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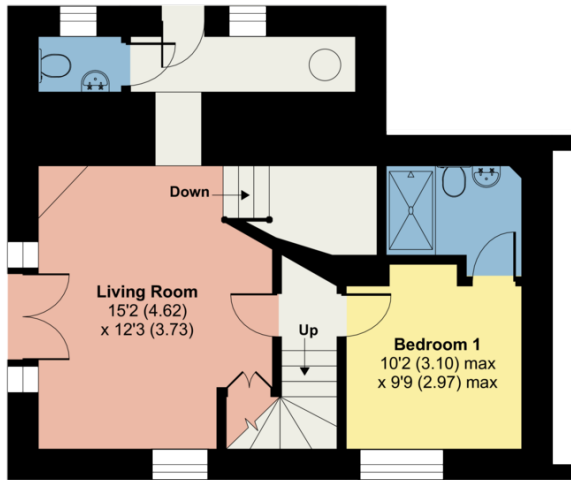
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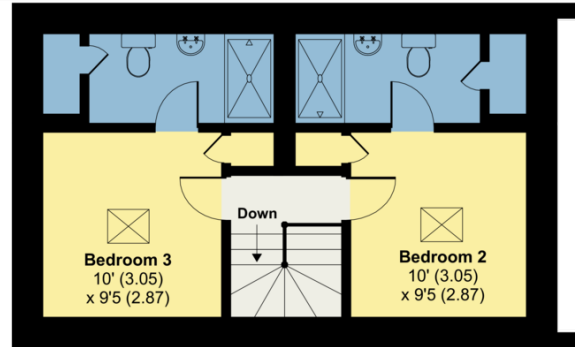
# Tower Cottage, Glenridding, Penrith, CA11

Approximate Area = 1340 sq ft / 124.4sq m (excludes void)

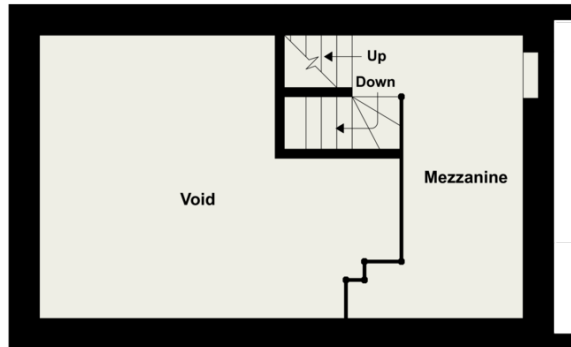
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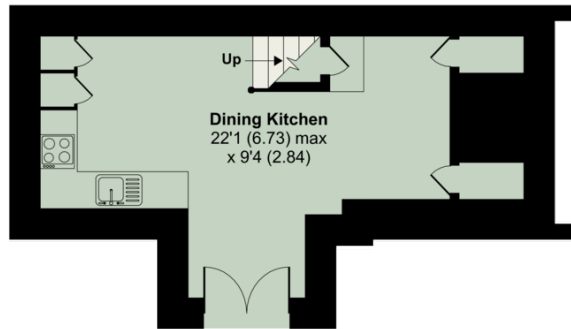
FIRST FLOOR



SECOND FLOOR



MID FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hackney & Leigh. REF: 948061

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