



Glenridding

£465,000

Annies Cottage, 3 Low Rake, Glenridding, Cumbria, CA11 0QN

Superb mountain views, instant access to some of the most iconic Lakeland Fells and immaculate 2 bedroomed accommodation make this an idyllic cottage.

Built in local stone as a miners cottage this lovely south facing terraced home has been extensively refurbished in recent years and includes a sitting room, fitted kitchen, 2 bedrooms, bathroom, private parking, 2 stores and a patio garden - the perfect holiday or retreat.

Quick Overview

- Pretty 2 bedroomed traditional cottage
- Delightful stone-built Lakeland home
- Superb setting with immediate access to Lakeland Fells
- Modernised accommodation
- Breathtaking mountain views to the south
- Patio garden and 2 stores
- The perfect holiday let or lock up and leave retreat
- No upward chain
- Private off-road parking
- Superfast (41 Mbps) Broadband Available*



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Superfast
Broadband



Private
Parking

Property Reference: AM3939



Ordnance Survey Map 01035224



Sitting Room



View from Sitting Room



Kitchen

Location Delightfully positioned above the small village of Glenridding, close to Ullswater 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 and proceed down the Kirkstone Pass passing both Brotherswater and Patterdale along the way. On reaching Glenridding itself bear left adjacent to the public car park onto Greenside Road. Continue up this hill past the public house on the right (The Travellers Rest) to where the road forks and bear right signposted for the YHA. The road becomes an unmade track and Low Rake is found on the right beyond Halton Terrace. The car parking provision is at the far end of the Low Rake terrace.

What3Words ///remake.cheerily.measuring

Description If asked to imagine a nineteenth century miner's cottage, you may conjure up a picture of rather dark, damp and confined quarters (you may of course be confusing it with the actual mine!) you certainly would not necessarily envisage a delightfully bright south facing stone built cottage with the most breathtaking views. It goes against all preconceptions, surely a miner's cottage is designed for functionality? This is not the case with Low Rake. Admittedly it may have happened as much by accident as design but if you were presented with a blank canvas on which you could build a two bedroomed cottage in the Lake District, this charming home, in this location, may come very close to the blueprint.

The setting is very hard to fault. Sitting in the fells just above Glenridding, a small village on the shores of beautiful Ullswater and at the very foot of Helvellyn in the Lake District National Park this lovely home enjoys superb open views south across the valley to the surrounding fells. Just step out of the door and you can stroll down to the village inn or to the Lake shore or if the fancy takes you, you can of course venture up into some of the most dramatic and iconic scenery in the country. The whole of the Helvellyn mountain range starts on quite literally the doorstep!

Refurbished in recent years this beautifully presented and easily maintained home includes a lovely sitting room with superb views and a cosy log burner upon a raised slate hearth and below a timber mantel. There is also an original built-in cupboard and a useful under stairs cupboard. The kitchen is fitted with an attractive range of wall and base units with wood block surfaces incorporating an inset Belfast style sink unit with a mixer tap, part tiled walls, a Belling cooker and a Hotpoint dishwasher. The walk-in pantry has power and light points, fitted shelving and plumbing for a washing machine. On the first floor there is access from the landing to a partly boarded loft space, two good sized bedrooms and a bathroom with panelled bath with a Triton Bewitch shower over, a wash basin set within vanity style unit and WC. The walls are part tiled, there is a ladder style heated towel rail and an airing cupboard houses the hot water cylinder

and immersion heater. The property benefits from double glazed windows and electric storage heating.

Accommodation (with approximate dimensions)

Entrance Hall

Sitting Room 14' 2" x 11' 1" (4.32m x 3.38m)

Kitchen 11' 6" x 7' 8" (3.51m x 2.34m)

Walk-In Pantry

Landing

Bedroom 1 12' 5" x 12' 0" (3.78m x 3.66m)

Bedroom 2 10' 3" x 9' 0" (3.12m x 2.74m)

Bathroom

Outside

Patio Garden and Parking The property enjoys a small easily maintained south facing patio which is ideal for an evening glass of wine and enjoying the view. There are 2 stores nearby (accessed over a neighbours garden) which are useful for storing bikes, fuel, equipment etc. The private car parking area is adjacent to the cottages.

There is access around the rear of the terrace where there is a communal outside tap.

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

*Broadband checked on <https://checker.ofcom.org/> 13th April 2023 - not verified.

Tenure Freehold.

Council Tax Westmorland and Furness District Council - Band C.

Ideal Holiday Letting Opportunity In the opinion of Lakelovers (<https://www.lakelovers.co.uk>) Annies Cottage is well located in one of the most popular villages in the Lake District that attracts visitors all year round. Once correctly, presented, priced and marketed, cottages such as this quickly establish themselves as successful holiday lets that benefit from higher than average occupancy rates and excellent rental rates. We would anticipate the gross rental income to be in the region of £26-28,000 per annum with the opportunity to grow this further based on good reviews and repeat bookings.



Bedroom 1



Bedroom 2



Bathroom

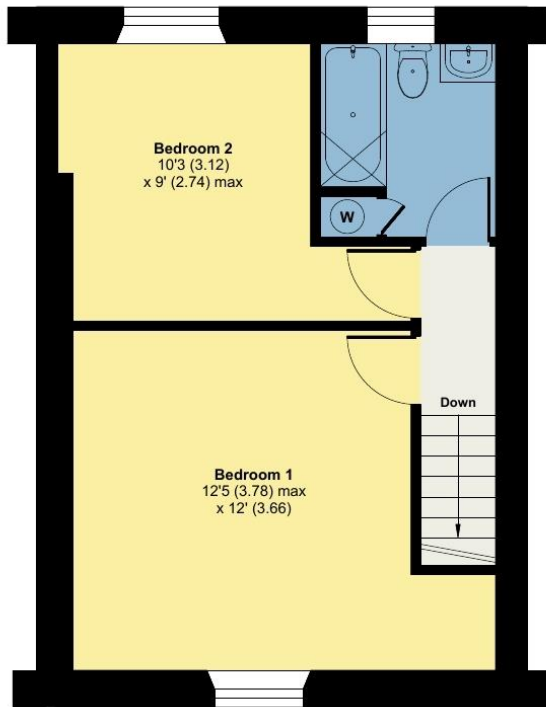


Patio

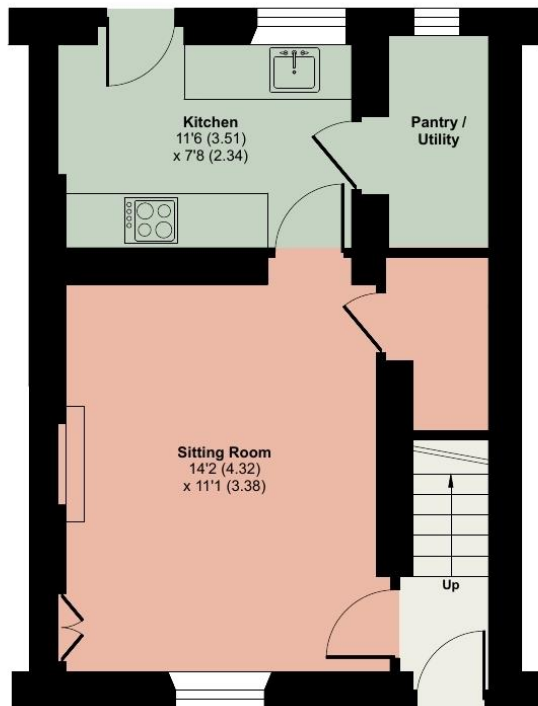
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Approximate Area = 721 sq ft / 67 sq m

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). © n̄che.com 2023. Produced for Hackney & Leigh. REF: 967640

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