



## Glenridding

Offers Around £425,000

### 8 Low Glenridding, Greenside Road, Glenridding, Cumbria, CA11 0PZ

Perfectly placed for immediate access to a wonderful array of walks - from hikes up Helvellyn to strolls along the lake shore, this attractive 2 bedroomed stone and slate former miners cottage is simply perfect as a weekend retreat, holiday let or a permanent home.

Set within a spacious plot with easily managed gardens, this welcoming home includes a sitting room, kitchen, 2 double bedrooms, a shower room and that all important private car parking provision for 2-3 cars.

#### Quick Overview

- Delightful 2 bedroomed stone-built cottage
- Potential for a substantial extension
- Immediate access to a variety of stunning walks
- Sitting Room and Fitted Kitchen
- The perfect holiday let, weekend retreat or permanent home
- Attractive former miners cottage
- Private garden with stunning views
- No upward chain
- Parking for 2-3 cars
- Superfast (80mbps) Broadband Available\*



2



1



1



E



Superfast  
Broadband



Private  
Parking

Property Reference: AM3944



Ordnance Survey Ref: 01100207

**Location** Delightfully positioned in 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, on passing The Glenridding Hotel and after the entrance to the public car park, turn left into Greenside Road signposted for the Travellers Rest. This pretty stone built cottage can be found on the left at the far end of the second terrace.

**What3words** ///originals.storage.firm

**Description** Thought to have been constructed in the mid nineteenth century as a cottage providing accommodation for workers employed up at Greenside Mine further up the valley, this welcoming cottage was no doubt once a boisterous family home. Mining has long since ceased but these cottages are a welcome legacy, providing comfortable and homely accommodation in what has always been one of the most beautiful valleys in the Lake District National Park. The shore of ever beautiful Ullswater is just a short hop and a skip away and a variety of traditional Lakeland inns, hotels, shops, cafes and restaurants provide all the evening entertainment that one could possibly desire after a day spent on the magnificent surrounding fells or sailing on the lake.

This attractive cottage is the perfect holiday let, weekend retreat or indeed a permanent residence. The welcoming appeal of this simple cottage is clear as soon as you step over the threshold and early viewing is highly recommended.

The kitchen is fitted with a range of wall and base units having splashback tiling and complementary work surfaces with integrated stainless steel sink and drainer with a mixer tap. Integrated Lamona appliances include an electric oven and a 4 ring hob with a stainless steel extractor hood over, dishwasher, fridge and freezer. Through into the cosy Sitting Room there is a multi-fuel burner set on a stone hearth and a deep under stairs cupboard housing the Heatrae Sadia for hot water. The inner hall provides access to the rear garden and stairs to the first floor with access to the roof space from the landing. There are two double bedrooms and a shower room with a corner glazed shower unit with Mira Sports shower, a WC and a wash basin both set within a vanity-style unit. The property benefits from double glazed windows and electric storage heating.

**Accommodation (with approximate dimensions)**

**Kitchen** 15' 3" x 8' 3" (4.65m x 2.51m)

**Sitting Room** 14' 0" x 13' 0" (4.27m x 3.96m)



Sitting Room



Sitting Room



Kitchen

## First Floor

**Bedroom 1** 15' 7" max x 12' 1" (4.75m x 3.68m)

**Bedroom 2** 10' 3" x 9' 3" (3.12m x 2.82m)

## Shower Room

## Outside

**Garden and Parking** The fore garden is brick paved and includes a lockable store, perfect for housing logs, coal, outdoor equipment etc. The rear garden enjoys fabulous views to Helvellyn and Place Fell and is gravelled to part with a good sized lawn. There is also a large timber shed (15'6" x 9'6"). Excellent potential to enlarge the house or even erect a further dwelling, both subject to planning permission.

The property also benefits from having its own private car parking for 2-3 cars.

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

\*Broadband checked on <https://checker.ofcom.org/> 12th April 2023 - not verified.

**Tenure** Freehold.

**Council Tax** Westmorland and Furness District Council - Band C.

**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.

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

8 Low Glenridding 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.

**Note** Probate has yet to be formally obtained for the property and completion of the sale will have to be after this has been granted.



Bedroom 1



Garden



Garden and Shed



Parking Area

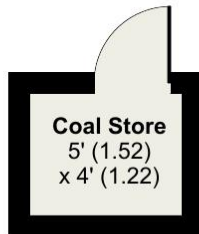
# 8 Low Glenridding, Glenridding, Penrith, CA11

Approximate Area = 714 sq ft / 66.3 sq m

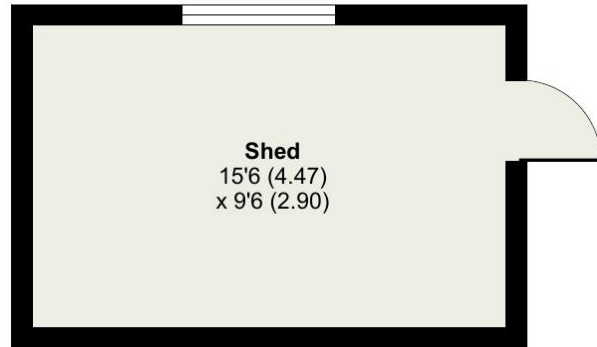
Outbuilding = 174 sq ft / 16.2 sq m

Total = 888 sq ft / 82.5 sq m

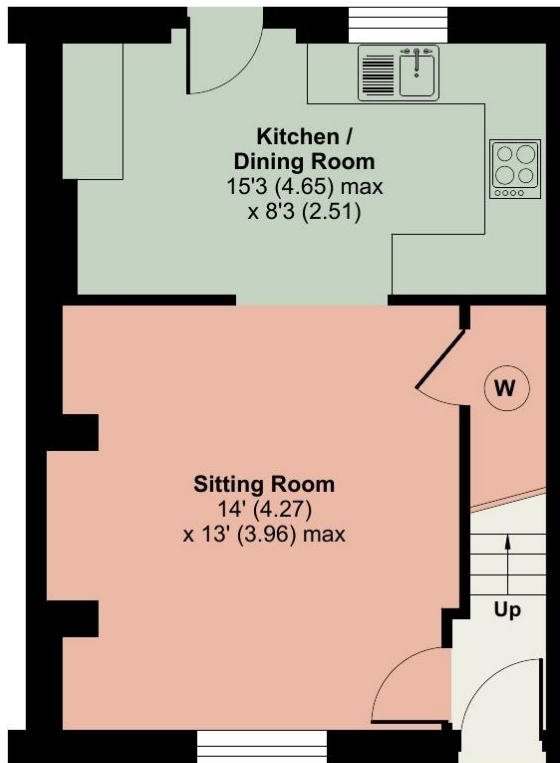
For identification only - Not to scale



**OUTBUILDING 2**



**OUTBUILDING 1**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 976311

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/04/2023.

Request a Viewing Online or Call 015394 32800