



## Glenridding

£395,000

6 Low Glenridding, Glenridding, Penrith, Cumbria, CA11 0PZ

A charming two bedroom stone built Lakeland period cottage enjoying a pleasant setting in the centre of Glenridding village nestling on the shore of Ullswater by the glorious Helvellyn range approximately thirteen miles from Penrith, eight miles from Pooley Bridge and fifteen miles from Ambleside.

This most appealing property is ideally suitable as a main or second home or for lucrative holiday letting.

### Quick Overview

Charming Lakeland period terrace cottage  
 Pleasant situation in the village centre  
 A short walk from Ullswater shore  
 Two bedrooms  
 Living room and modern fitted dining kitchen  
 Modern shower room  
 Mature garden and courtyard  
 Ideal main or second home for holiday letting  
 Superfast (80mbps) Broadband Available\*



2



1



1



F



Superfast  
Broadband

Property Reference: AM3949



Living Room



Kitchen



Bedroom 1



Garden

**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.

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## Accommodation (with approximate dimensions)

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Living Room 14' 2" x 12' 2" (4.32m x 3.71m)

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Landing

Bedroom 1 12' 2" x 12' 2" (3.71m x 3.71m)

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## Outside

Garden Lawned garden with established shrubs, external store.

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

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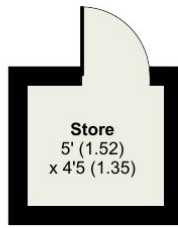
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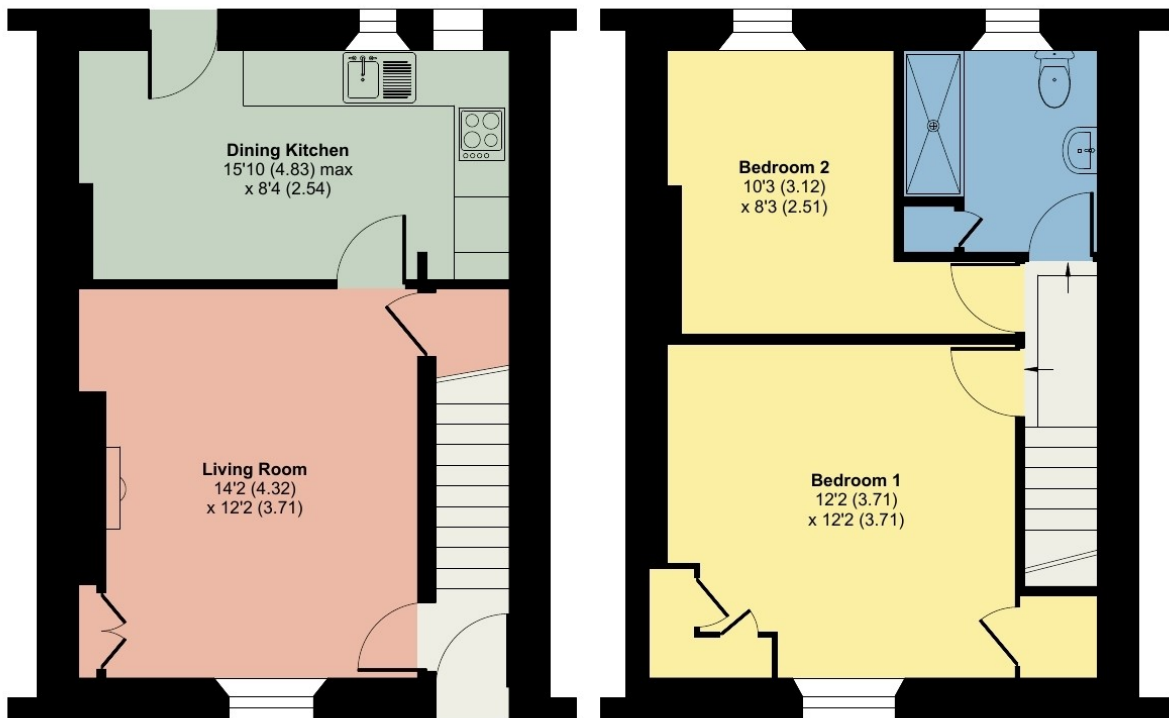
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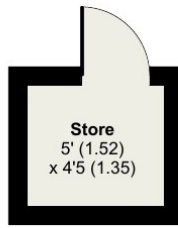
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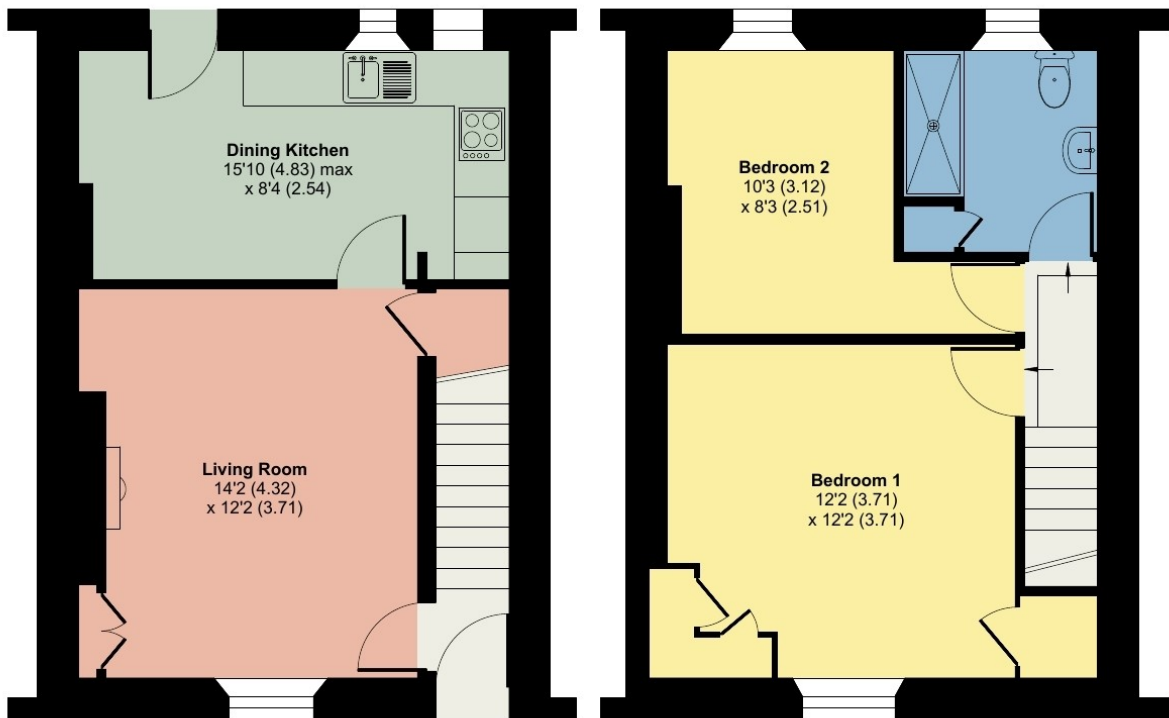
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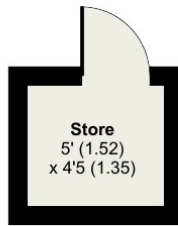
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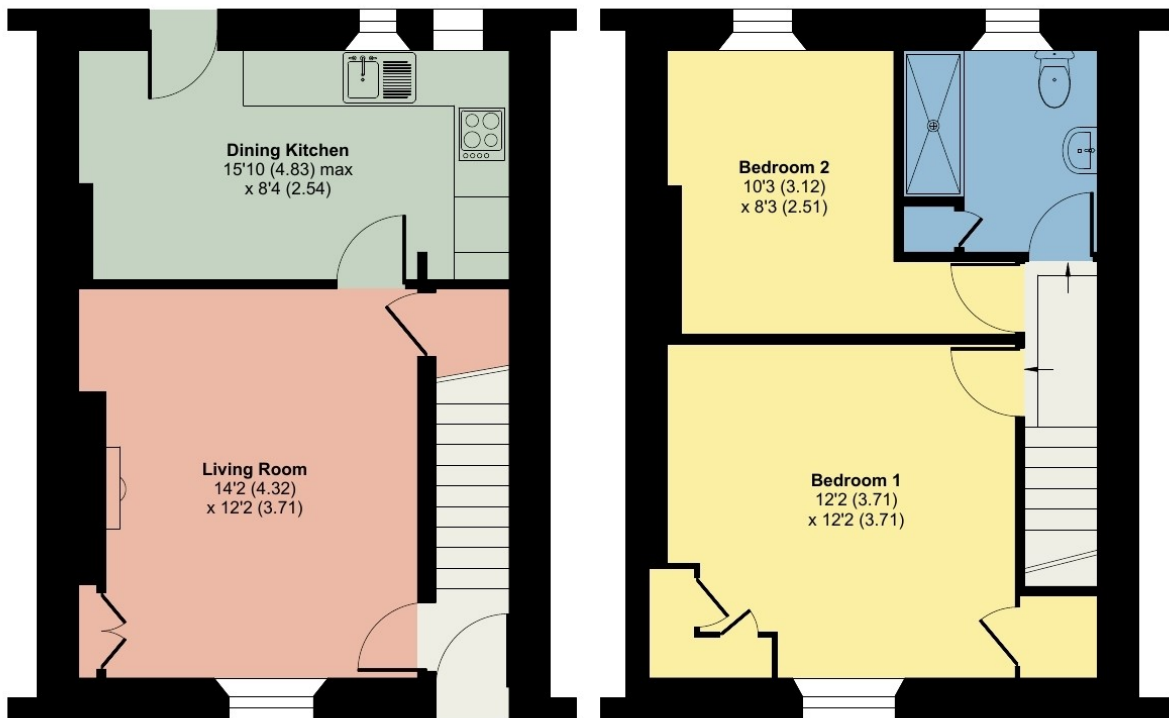
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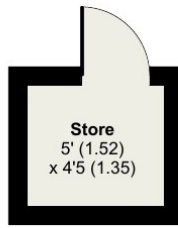
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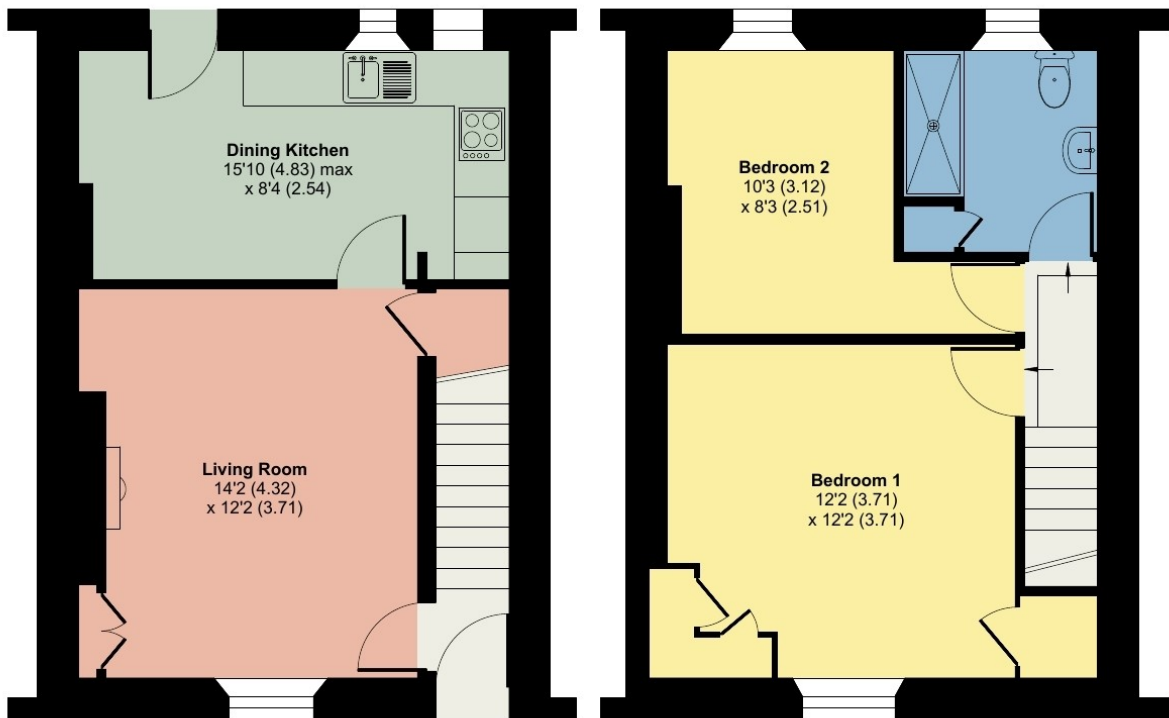
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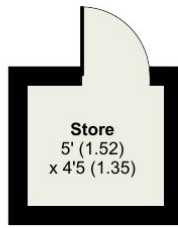
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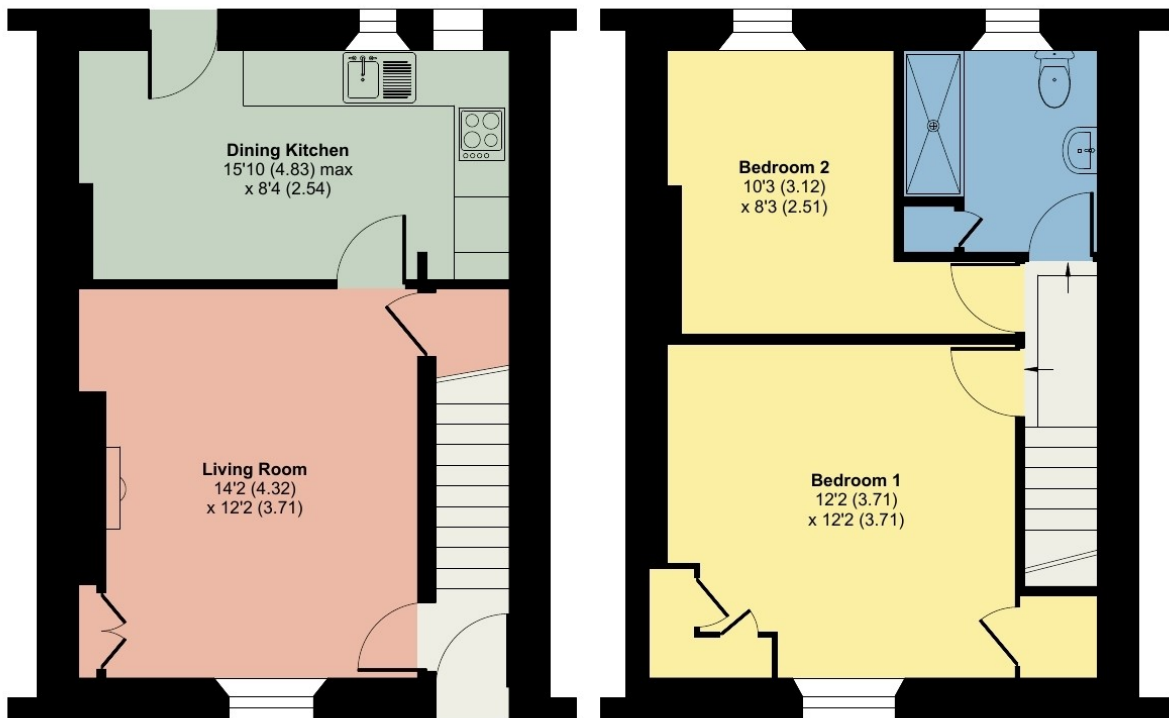
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### Quick Overview

- Charming Lakeland period terrace cottage
- Pleasant situation in the village centre
- A short walk from Ullswater shore
- Two bedrooms
- Living room and modern fitted dining kitchen
- Modern shower room
- Mature garden and courtyard
- Ideal main or second home for holiday letting
- Superfast (80mbps) Broadband Available\*



2



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1



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Superfast  
Broadband

Property Reference: AM3949



Living Room



Kitchen



Bedroom 1



Garden

**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.

**What3Words** ///momentous.taking.limped

**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.

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The kitchen is fitted with a modern range of fitted base and wall units, sink unit with mixer tap, integrated double oven, hob, extractor unit, dishwasher, plumbing for washing machine, electric heater. The cosy living room with stone open fireplace, built in chimney side cupboards, under stairs cupboard. The inner hall provides access to the rear garden and stairs to the first floor. There are two double bedrooms and a shower room with large shower cubicle, vanity wash basin, WC, heated towel rail and built in airing cupboard. The property benefits from double glazed windows and electric storage heating.

## Accommodation (with approximate dimensions)

Dining Kitchen 15' 10" x 8' 4" (4.83m x 2.54m)

Living Room 14' 2" x 12' 2" (4.32m x 3.71m)

## First Floor

Landing

Bedroom 1 12' 2" x 12' 2" (3.71m x 3.71m)

Bedroom 2 10' 3" max x 8' 3" (3.12m x 2.51m)

Shower Room

## Outside

Garden Lawned garden with established shrubs, external store.

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

\*Broadband checked on <https://checker.ofcom.org/> 11th May 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>)

6 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.



Bedroom 2



Kitchen



Living Room



Shower Room

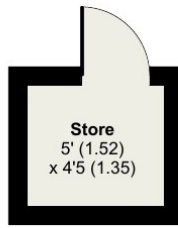
# 6 Low Glenridding, Glenridding, Penrith, CA11 0PZ

Approximate Area = 716 sq ft / 66.5 sq m

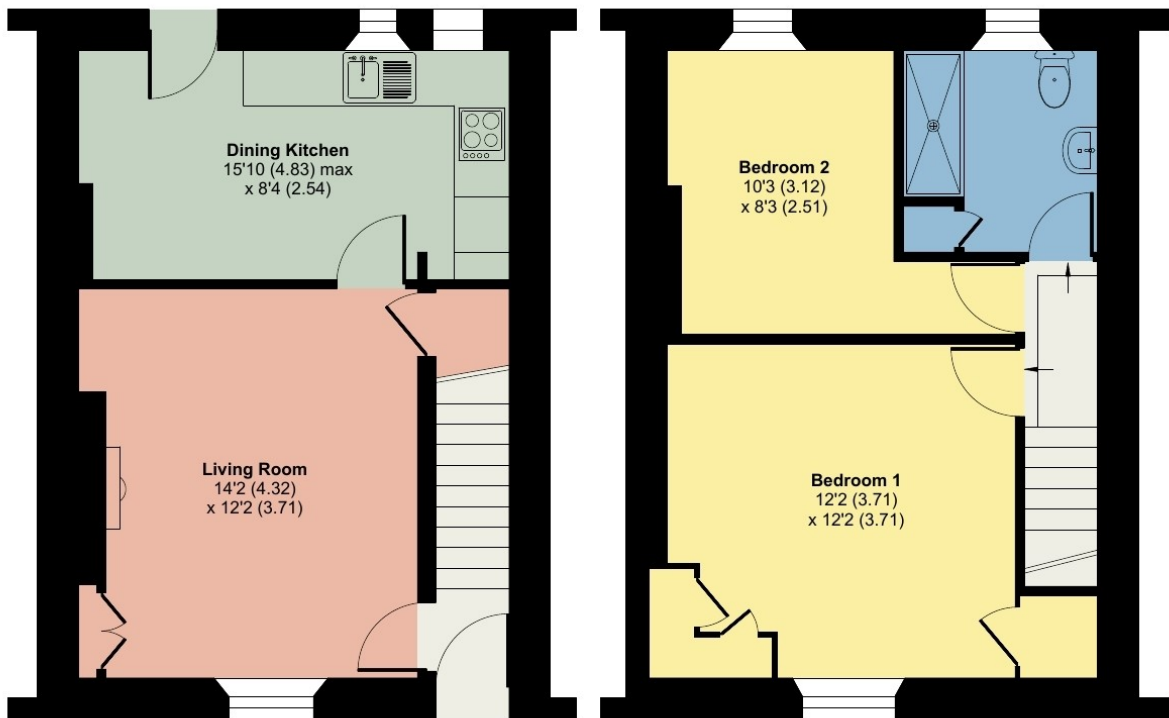
Outbuilding = 22 sq ft / 2 sq m

Total = 738 sq ft / 68.5 sq m

For identification only - Not to scale



**OUTBUILDING**



**GROUND FLOOR**

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Hackney & Leigh. REF: 979566

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