



Glenridding

£375,000

2 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 or holiday let although it presumably was once a good local family home.

With private car parking and south facing garden with lovely views this welcoming home includes a living room, dining kitchen, 2 double bedrooms, a bathroom, 2 stores and that all important private car parking provision plus a second garden area.

Quick Overview

Attractive 2 bedroomed traditional stone and slate cottage
South facing garden
Pleasant Views
Walks on your doorstep
Private Car Parking
Close to the Lake Shore
Perfect Weekend Retreat or Holiday Let
Excellent location with local amenities around
Second garden area
Superfast Broadband 80 Mbps available*



2



1



1



F



Superfast
Broadband



Private Car
Parking

Property Reference: AM3979



Sitting Room



Kitchen/Dining Room



Ordnance Map Ref 01141920



Bedroom One

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 is a short way along. The private car parking for the property is situated just beyond, at the far end of the terrace.

What3words ///rashers.numeral.eyelashes

Description Thought to have been constructed in the mid nineteenth century as a cottage providing accommodation for workers employed at Greenside Mine up the valley this welcoming cottage was no doubt once a family home.

This attractive cottage is the perfect holiday let or weekend retreat. 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.

2 Low Glenridding is currently a holiday home, also a holiday let through Sally's Cottages (Travel Chapter) and viewings may well be restricted to Fridays as 'Change Over' day.

Entering from the flagged front yard in the kitchen/dining room, which is well fitted including freestanding appliances. From here it leads into a welcoming sitting room with wood burning stove perfect for those winter evenings. A door leads to a small area with the staircase and access to the rear south facing garden with gorgeous views. Upstairs you can find a four piece shower room and two double bedrooms, one with stunning Lakeland fell views.

Accommodation (with approximate dimensions)

Kitchen/Dining Room 15' 11" x 8' 7" (4.85m x 2.62m) with a good range of wall and base units. The washing machine, dishwasher, oven, extractor hood and refrigerator will all remain.

Sitting Room 14' 1" x 11' 7" (4.29m x 3.53m min) Wood burning stove in stone fireplace. Cupboard under stairs.

Rear Hall with a door to the rear garden.

First Floor

Bedroom One (Rear) 12' 2" x 12' 2" (3.71m x 3.71m plus recess)

Bedroom Two (Front) 10' 4" x 8' 4" (3.15m x 2.54m min)
Lakeland Views

Shower Room with shower cubicle, W/C, wash hand basin and bidet. Heated towel radiator.

Outside The entrance from Greenside Road is paved and includes two good lockable stores, perfect for housing logs, bikes, outdoor equipment etc. The Rear garden faces south and is well screened and enjoys lovely views of Birkhouse Moor.

Car Parking The property enjoys private car parking provision at the eastern end of the terrace plus a second garden area. Additional parking may be obtained subject to planning permission.

Property Information

Services Mains water, drainage and electricity are connected. Electric controlled radiators. UPVC double glazed windows.

Note * Checked on <https://checker.ofcom.org.uk> 8th September 2023

Tenure Freehold

Business Rates The property has a rateable value of £2,400 with the amount payable to Westmorland and Furness District Council for 2023/24 being £1,197.60

Small Business Rate relief may be available.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

Ideal Holiday Letting Opportunity 2 Low Glenridding is currently used as a private holiday home, plus holiday lets through Sally's Cottages (Now Travel Chapter). Details of income available to interested parties, although it is used as a private holiday home many weeks in the year.



Kitchen/Dining Room



Sitting Room



Shower Room



Rear Garden

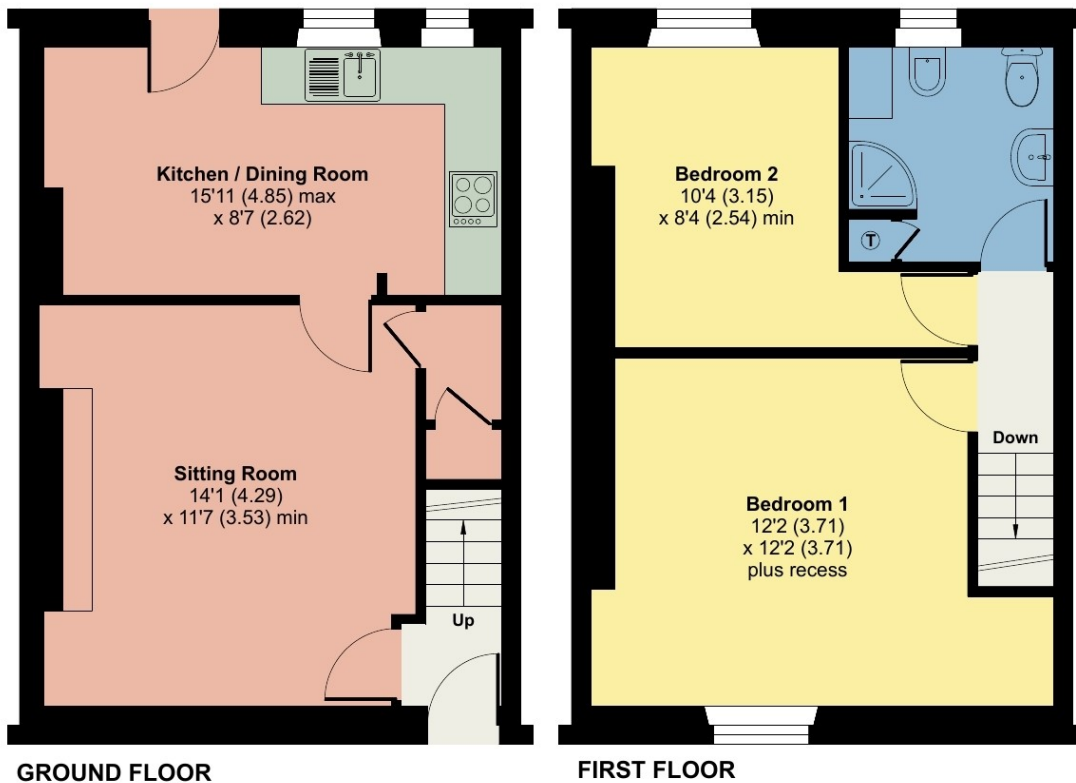
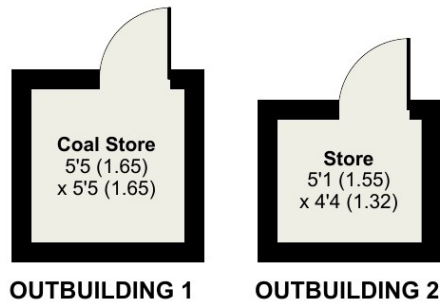
2 Low Glenridding, Glenridding, Penrith, CA11

Approximate Area = 744 sq ft / 69.1 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 795 sq ft / 73.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1031622

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 29/12/2023.

Request a Viewing Online or Call 015394 32800