



Elterwater

£795,000

1 Beck Steps, Elterwater, Ambleside, Cumbria, LA22 9HU

1 Beck Steps is a unique 18th Century, Grade 2 listed former Quarryman's Cottage with 4 bedrooms and 2 bathrooms, a perfect family home full of Lakeland character. Set in the charming, sought-after village of Elterwater with its village cafe, local pub and a variety of Lakeland fell walks from your doorstep, what's not to love?!

Quick Overview

- Fabulous end terraced Quarryman's cottage
- Peaceful garden
- Grade II listed
- Fantastic fell walks from your doorstep
- Close to local amenities
- Ideal permanent home or weekend retreat
- Garage
- A home full of genuine character
- Off road parking for one vehicle
- Superfast 49Mbps Broadband



4



2



2



Superfast
Broadband



Off Road
parking

Property Reference: AM4048



Lounge



Lounge



Dining Room



Kitchen

Description 1 Beck Steps is a unique 18th Century, Grade 2 listed former Quarryman's Cottage with 4 bedrooms and 2 bathrooms, a perfect family home full of Lakeland character. Set in the charming, sought-after village of Elterwater with it's village cafe, local pub and a variety of Lakeland fell walks from your doorstep, what's not to love?!

Location Take the A593 from Ambleside to Skelwith Bridge, then take the B543 to Langdale and follow signs for Elterwater. Beck Steps sits besides Langdale Beck just after it has passed over the beautiful stone bridge in Elterwater.

What3words [///downsize.envy.circus](https://www.what3words.com/lookup/:///downsize.envy.circus)

Property Overview A charming Grade II Listed four bedroomed family home located in the heart of Elterwater. A beautiful front door opens to the lounge, from the moment you enter the Lakeland features of this property are clear to see; the hanging hooks thought to be once used by the local butcher, the original beams to the ceilings, the picture perfect sash windows, the recessed shelving and the most recent addition of the multifuel stove on a slate hearth making this room truly cosy and traditional .

The dining room again oozes charm, its original features being showcased, with the fantastic addition of an open fire making it perfect for winter evenings. The kitchen has been upgraded in the last few years, and whilst modern, is still in keeping with the cottage and has ample storage space. Featuring a Bosch 4 ring hob, oven, microwave and extractor fan, perfect for making every day living a breeze. Also on this level is the house bathroom comprising a panelled bath with shower over and a pedestal wash basin and a separate wc.

Through the kitchen you enter the integral mezzanine garage currently used as a utility/store with plumbing for a washing machine/dryer with ample space. There is also a coal store. Through the garage you enter the annex, a former barn, now transformed into a fantastic home office/bedroom with 3 piece shower room- ideal for guests or indeed an elderly relative or teenager, offering independent living if so desired.

Stairs from the lounge lead to the first floor landing with a bespoke curved built in bookshelf and the three bedrooms. Each bedroom is wonderfully light, with bedroom one and two offering splendid fell views. In addition there is loft access, boarded and insulated offering ample storage - a hidden bonus.

Outside the property enjoys a garden area with lovely views, perfect for relaxing on a summers evening with a glass of something cool in a serene setting, and having a timber wood store, perfect for keeping your logs dry for the winter evenings to come.

Accommodation (with approximate dimensions)

Lounge

14' 1" x 11' 7" (4.29m x 3.53m)

Dining Room

11' x 8' 7" (3.35m x 2.62m)

Kitchen

9' x 8' 6" (2.74m x 2.59m)

Bathroom

Garage

12' 10" x 11' (3.91m x 3.35m)

Annex

20' x 12' 7" (6.1m x 3.84m) Plus en-suite

Stairs to First Floor

Bedroom 1

14' 1" x 10' (4.29m x 3.05m)

Bedroom 2

12' 2" x 10' 1" (3.71m x 3.07m)

Bedroom 3

7' 8" x 6' 10" (2.34m x 2.08m)

Attic Space

20' 9" x 14' 8" (6.32m x 4.47m)

Property Information

Services Mains electricity, water and drainage.

Council Tax Westmorland and Furness Council - Band C.

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Energy Performance Certificate This property is exempt from requiring an EPC as it is a listed building.



Bedroom 1



Bedroom 2



View



Garden

1 Beck Steps, Elterwater, Ambleside



Total floor area 116.9 m² (1,258 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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