



# Grasmere

£550,000

Pavement End House, Pavement End, Grasmere, Cumbria, LA22 9PT

Full of character and charm Pavement End House is Grade 2 Listed (now in need of some improvements) and is deceptively spacious, it includes 3 bedrooms, 1 shower room, 2 reception rooms and a kitchen.

With characterful oak partitioning, and exposed beams there is plenty to admire and enjoy in this lovely home, but ultimately it may be its superb location and wonderful views which will capture your heart. A fantastic opportunity, whether you are seeking a dream home, a superb holiday let or an idyllic weekend retreat. Why not come and find out?

## Quick Overview

Characterful 3 bedroom semi detached home  
 2 Reception rooms and 1 shower room  
 Superb setting on the edge of Grasmere  
 Easily managed patio garden  
 Grade 2 listed  
 Fabulous views to surrounding fells  
 In need of improvements to your own specification  
 No chain  
 Garage  
 Superfast (76Mbps) Broadband available\*  
 Openreach network



3



1



2



F



Superfast  
Broadband  
Available



Garage

Property Reference: AM4084



Pavement End House



Living/ Dining Room



Living/ Dining Room



Snug/ Home Office

**Description** A rather special location, this semi detached home sits quietly on the edges of the charming Lakeland village of Grasmere, which allows you to step from the door and immediately be hiking the surrounding fells, strolling down to the local pub or ambling along the lake shore. Tranquillity is right here on your doorstep. Full of character Pavement End House is Grade 2 Listed (now in need of some improvements and updating) and includes 3 bedrooms, 1 bathrooms, 2 reception rooms and a kitchen.

**Location** Famous the world over for its connections with William Wordsworth, Grasmere is a truly beautiful village surrounded by stunning scenery and being well catered for by a wide variety of cafes, restaurants, shops and traditional Lakeland inns which are all immediately on hand. The high fells which surround the village, and indeed the lake shore are all accessible on foot quite literally from the door step.

**Property Overview** A fantastic opportunity, whether you are seeking a family home, a superb holiday let or an idyllic weekend retreat.

The entrance hall leads to the welcoming snug/home office, which could also be utilised as an extra bedroom if required. Just beyond is the characterful living/ dining room with its beamed ceiling, oak panelling, and large recessed window, complete with window seat, and enjoying fabulous views to the Fairfield Horseshoe. A wonderful room in which to relax and gather with friends and family. The characterful kitchen has access to the private patio seating area and a dedicated pantry store area, and would now benefit from some modernisation. On the first floor above there are three lovely spacious and light bedrooms along with a shower room comprising a shower unit, wash basin and WC.

Outside is a private and peaceful easily maintained patio garden, also enjoying magnificent fell views, and a useful outdoor store (3.58m x 3.20m) Additionally there is a single block built garage having power and light points and an up and over door.

Whether you are an investor, someone seeking a lifestyle change, or indeed a combination of the two, what better place could there be to live?

**Accommodation (with approximate dimensions)**

Entrance Hallway

Living/Dining Room 16' 2" x 14' 0" (4.93m x 4.27m max)

Snug/ Home Office 12' 2" x 12' 0" (3.71m max x 3.68m)

Kitchen 13' 10" x 6' 5" (4.24m x 1.96m max)

First Floor

Landing

## Shower Room

**Bedroom 1** 16' 0" x 10' 11" (4.90m x 3.35m)

**Bedroom 2** 12' 2" x 11' 1" (3.71m x 3.40m max)

**Bedroom 3** 12' 4" x 10' 11" (3.78m x 3.33m)

## Property Information

**Directions** Beautifully located on the quiet road which links Grasmere with Elterwater, Pavement End House may be approached from the centre of Grasmere village from the direction of Ambleside by taking the left hand turn just past St Oswald's church (where William Wordsworth is buried) passing the Grasmere Gather/ Thirteen Valley café on your left. Just a little further along Red Bank Road, these properties can be found on your left.

**What3Words** ///supposes.honest.exploring

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

**Council Tax** Westmorland and Furness District Council - Band E

**Tenure** Freehold.

**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.

**NOTE** Pavement End House and Padmire Cottage next door, whilst being sold as individual properties, are also available as a unique package together, making this a superb investment opportunity. Please contact the office for further details.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Bedroom 3



View to Fairfield Horseshoe

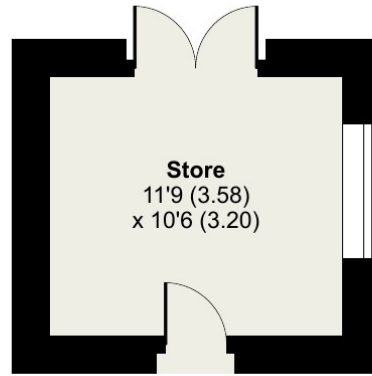
# Pavement End House, Grasmere, Ambleside, LA22

Approximate Area = 1277 sq ft / 118.6 sq m

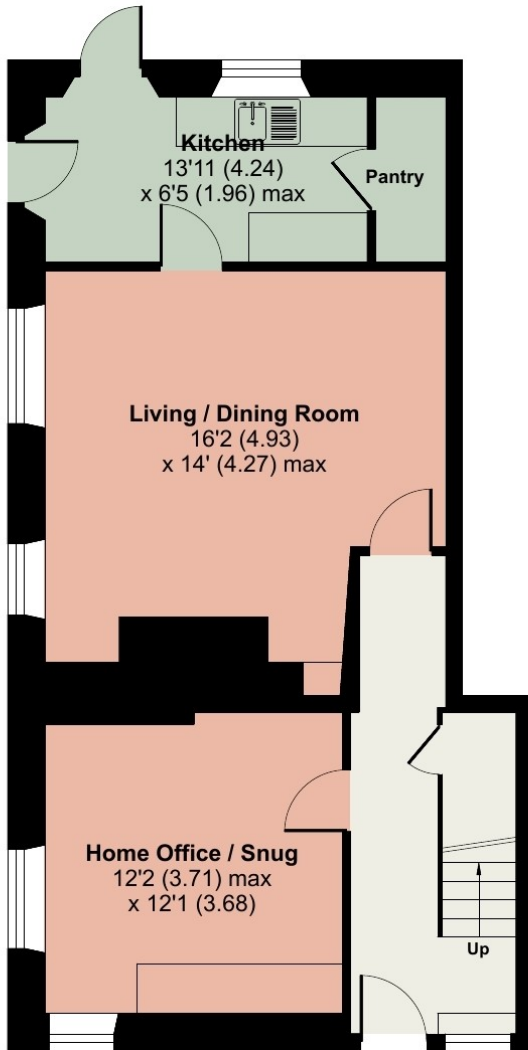
Outbuilding = 124 sq ft / 11.5 sq m

Total = 1401 sq ft / 130.1 sq m

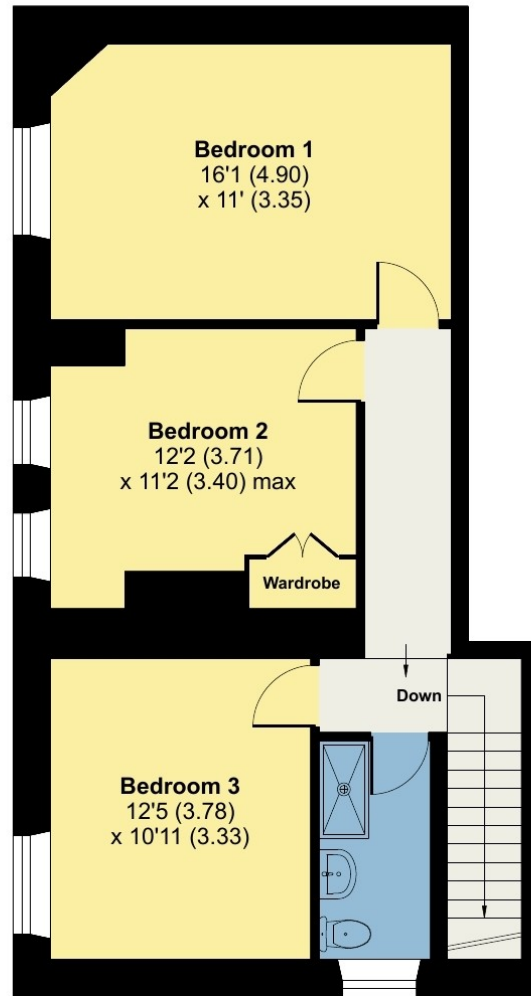
For identification only - Not to scale



**OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1184498

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