



13 High Fieldside, Grasmere
£320,000



13 High Fieldside

Grasmere, Ambleside

A well proportioned end terraced family home located in the beautiful village of Grasmere. The property has stunning views out towards the distant fells and has easy access to all local amenities within the town as well as local transport services on offer. There are ample road links to the rest of the Lake District National Park and neighbouring towns and villages.

Presenting a 3-bedroom end terraced family home located in the heart of the Lake District, offering a delightful blend of comfort and picturesque surroundings. This property features double glazing throughout and comprises a bright sitting dining room, ideal for hosting gatherings or relaxing evenings. The kitchen is equipped with ample storage space, perfect for culinary enthusiasts. Upstairs, there are three generous double bedrooms offering comfortable living spaces for the whole family. The first floor also offers a bathroom and separate W.C. Enjoy beautiful views to the rear, providing a peaceful backdrop to your daily life. With gardens gracing three sides of the property, there is ample green space to soak in the tranquillity of the surroundings. Furthermore, the property's location allows for easy access to Grasmere Village amenities and fabulous fell walks right on your doorstep, making it an ideal choice for those seeking a harmonious blend of convenience and natural beauty. Parking is available on street, ensuring hassle-free arrival at your doorstep.

Step into the outdoors to discover a well-kept garden that beckons for moments of relaxation and enjoyment. The rear garden boasts stunning far-reaching views that provide a serene backdrop to outdoor gatherings and quiet moments. With a paved patio seating area, this space offers the ideal setting for alfresco dining or simply unwinding in nature. The garden is complemented by well-kept lawns and space for potted plants, adding a touch of greenery to your surroundings. Additionally, an outhouse provides practical storage solutions for your

- End terraced family home
- Double glazing
- Sitting dining room
- Heart of the Lake District - short stroll to Grasmere Village amenities
- Beautiful views to the rear
- Kitchen with ample storage
- Three double bedrooms
- Gardens to three sides
- Fabulous fell walks right from your door
- Local Occupancy Clause applies

On entering the village on the A591 veer left at the mini roundabout into Grasmere, continue through the village turning left at the main bus stop onto Easedale Road. Continue for approximately ¼ mile, turn right into High Fieldside and follow the road to the right and the property can be found on the right.

WHAT3WORDS:cloak.tolerates.used

Council Tax band: D

Tenure: Freehold EPC Rating: D

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





GROUND FLOOR

ENTRANCE HALL

9' 9" x 5' 9" (2.97m x 1.74m)

SITTING/DINING ROOM

21' 0" x 12' 11" (6.41m x 3.93m)

KITCHEN

8' 5" x 8' 4" (2.56m x 2.55m)

FIRST FLOOR

LANDING

6' 11" x 5' 9" (2.12m x 1.75m)

BEDROOM

11' 10" x 8' 2" (3.60m x 2.50m)

BEDROOM

11' 3" x 8' 11" (3.42m x 2.71m)

BEDROOM

8' 7" x 7' 9" (2.62m x 2.37m)

BATHROOM

5' 4" x 4' 10" (1.63m x 1.48m)

TOILET

5' 5" x 2' 6" (1.65m x 0.76m)

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

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