







## Stable Becks

Grasmere, LA22 9PX

Enjoying an elevated position overlooking Grasmere lake and having simply stunning lake and fell views. With superb walks from the doorstep and Grasmere village just a short stroll away, this bright 3 bedroomed, 2 reception, 2 bathroomed detached home, set within approximately 3 acres, is perfect for family living, relaxing at weekends or for holiday letting. There are extensive informal woodland gardens, which lead to and include a field. With scope for some upgrading this truly is a superb opportunity.

### Quick Overview

Detached 3 bedroomed house in a fantastic elevated position

Magnificent fell and lake views

2 reception rooms, 2 bathrooms

Peaceful setting close to Grasmere amenities

In need of some upgrading

Fabulous fell walks from the doorstep

An ideal family home

Extensive gardens including private field

Driveway parking

Superfast broadband available





# Welcome

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The welcoming entrance hall on the first floor leads to the spacious lounge with its breathtaking “stop you in your tracks” views of Grasmere Lake and towards Loughrigg and the Fairfield Horseshoe. Also on this floor is the dining room, kitchen, main bedroom, and a shower room - all enjoying the wonderful views.

The “upside down” style accommodation includes two further bedrooms with views including lake, fell and garden, and a bathroom on the ground floor. The lovely stonework of the original stable being visible externally here.

The mature gardens include a pond, patio, and lawned terrace and boast a rich variety of mature shrubs and trees, with numerous view points and privacy. A gate leads to a field ideal for animals grazing or exercising an energetic dog or two. Additionally there is a summerhouse style chalet - now in need of work, and space to park on the private gated drive.



# 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 doorstep.

## Directions

Beautifully located on the quiet road which links Grasmere with Elterwater, Stable Becks 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. Continue along Red Bank Road for a distance of around half a mile, and the shared entrance driveway (sign for Silverhowe) is found on the right hand side. Enter between the short stone pillars (with the Lodge house on your right) and continue up the shared drive, passing Silverhowe on your left winding your way up as the driveway becomes steeper. Note. There is an acute bend just after Silverhowe so low gear and care to be taken. The private gated driveway to Stable Becks is on the left with magnificent views as your reward. Parking on the driveway.







# Breathtaking Living

## Specifications

**Lounge Sitting Room**  
23'10" x 16'6"  
(7.26m x 5.03m)

## Entrance Hall

Light and bright with ample space in which to greet visitors as well as deal with damp coats, muddy boots and soggy dogs. There is an external door to the rear garden and stairs to the ground floor.

## Lounge Sitting Room

A rather special dual aspect room with breathtaking ever changing views of Grasmere Lake and the surrounding fells. Watch the weather roll in, casting light on the crags altering the reflections on the lake surface from the comfort of an armchair. Simply stunning as far as the eye can see.

An ideal room to gather and relax with friends and family, with wood burning stove (complete with ornate chimney breast) set upon a slate hearth being a real focal point, and very welcome for those cooler evenings. Patio doors extend the living space to the garden, letting natural light flood in.



# Culinary Potential

## Dining Room

Perfect for entertaining this lovely room is spacious enough for all, yet maintains that 'cosy' feeling whilst also benefitting from fabulous fell and lake views. Offering added flexibility this room could equally be used as a further bedroom (as it has done previously) thanks to the generous sitting room already having space in which to dine.

### Specifications

#### Dining Room

16' 3" x 13' 1"  
(4.95m x 3.99m)

#### Kitchen

16' 3" x 13' 1"  
(4.95m x 3.99m)

## Kitchen

Whilst this room undoubtedly would benefit from an upgrade, there is no denying the magnificent views of Loughrigg and the Fairfield Horseshoe on offer. Base units include a stainless steel sink and double drainer and there is plumbing provision for an automatic washing machine. An integrated cupboard houses the hot water cylinder and is shelved for linen storage. An internal door conveniently links to the lounge sitting room.

## Pantry

Having light and power points, and of course, even though being the smallest room in the house, there are fell views!







# Generous Bedrooms

## Bedroom 1

A spacious light and bright double room with lovely garden views and having loft access.

## Shower Room

Part tiled and having a three piece suite comprising a wash hand basin, shower and WC.

## Hallway

A glazed external door lets natural light flood in.

## Bedroom 2

Having a stable door to the garden, this double room is currently in use as a twin, and benefits from a deep under stair cupboard with light and power points.

## Bedroom 3

A further generous double room currently used as a twin with wonderful lake and fell views to be enjoyed.

## Bathroom

Having tiled walls and a three piece suite comprising a panel bath with shower over, pedestal wash hand basin, and a WC.

### Specifications

#### Bedroom 1

13' 5" x 9' 7"  
(4.09m x 2.92m)

#### Bedroom 2

11' 6" x 11' 1"  
(3.51m x 3.38m)

#### Bedroom 3

14' 3" x 10' 7"  
(4.34m x 3.23m)



# Private Landscapes

## Garden

The extensive garden wraps around the property, and is private and tranquil in equal measure and full of birdlife and an occasional visiting red squirrel, accompanied by the soothing sounds of the babbling brook. There is plenty of space in which to sit and relax whilst taking in the glorious views. Lawns, climber entwined arbor, borders with mature shrubs and trees, cobbled yard area, and even a pond, as well as a paved patio ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day.

Additionally there is a greenhouse, and a timber summer house style chalet - currently in use as an additional storage space, and in need of some work. A large timber shed provides excellent storage for garden and outdoor equipment.

## Field

To the rear is a field, which provides ample space exercising energetic dogs, the option to keep a few sheep, geese or to simply enjoy the natural surroundings. A small area of this field has formerly seen use as a vegetable garden.







# Important Information

## Parking

The private gated drive provides space to park two cars in tandem.

## Tenure

Freehold (Vacant possession upon completion).

## Services

The property is connected to mains electricity and water. The property has private drainage to a shared septic tank. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

## Broadband

Superfast broadband is available. You may be able to obtain broadband service from EE a Fixed Wireless Access provider covering this area.

## Mobile Signal

Likely service from EE and O2. Limited service with Three and Vodafone. 5G is predicted to be available around this location from the following providers: EE, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

## Council Tax

Westmorland and Furness District Council - Band G.

## Energy Performance Certificate

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

## What3Words

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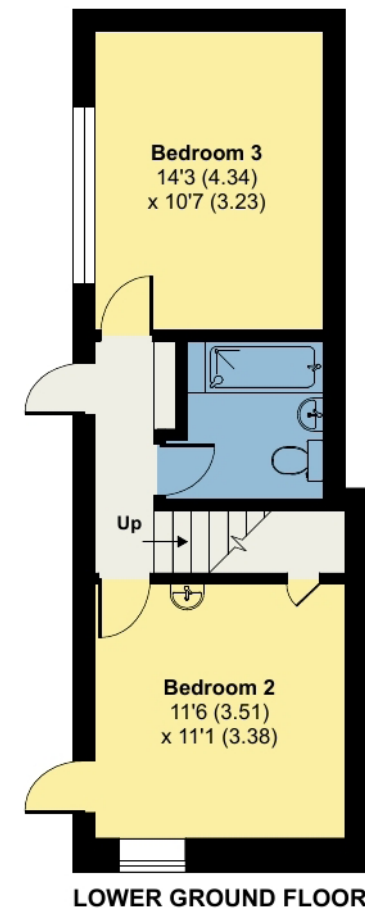
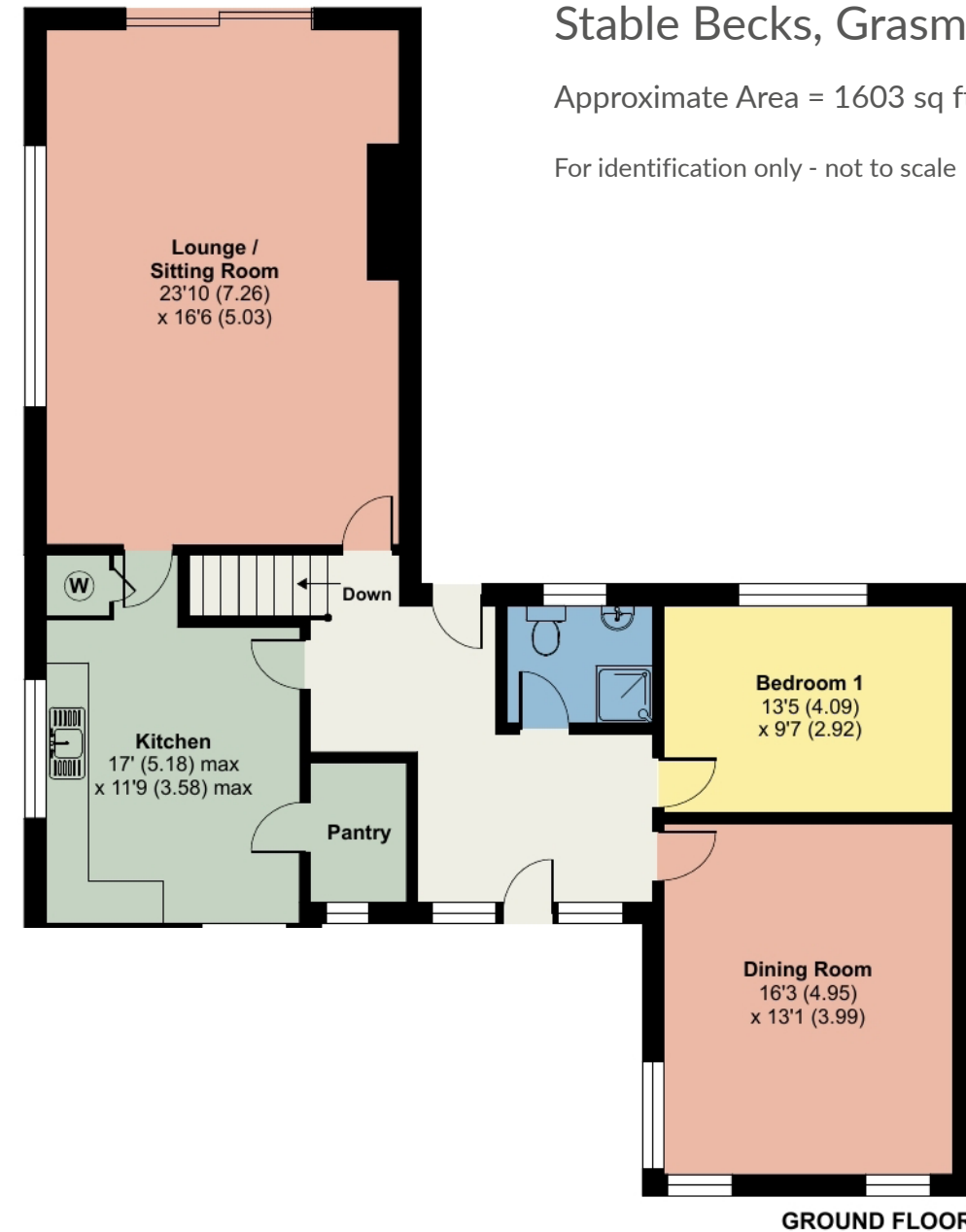


# Floorplan & Boundary

Stable Becks, Grasmere, Ambleside, LA22

Approximate Area = 1603 sq ft / 148.9 sq m

For identification only - not to scale



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## Viewings

Strictly by appointment with Hackney & Leigh  
Ambleside Office.

To view contact our office:  
Call us on 015394 32800  
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