

Glenridding

£425,000

Helvellyn Cottage, 1 Low Rake, Glenridding, Penrith, CA11 0QN

If you are looking for a peaceful retreat with spectacular 360 degree views of the fells then Helvellyn Cottage is definitely for you! This two bedroom end terraced cottage is ideally located close to Ullswater and the charming village of Glenridding in the Lake District National Park.

This charming property is thoughtfully laid out with all the comforts you need, from a cosy wood burner to bedrooms with stunning scenery and a wonderfully peaceful location. The property would be ideal as a home, second home or holiday letting opportunity.

Quick Overview

Idyllic location near Ullswater

Lakeland stone cottage

Walks from the doorstep

Two bedroom end terrace

Stunning fell views

Private garden with 3 garden stores

Ideal home, second home or Holiday Let

Allocated parking space

No Chain

Superfast Broadband available



2



1



1



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Superfast
Broadband
Available



Allocated
Parking

Property Reference: AM4187



Garden



Living Room



Living Room



Kitchen

A short walk from the private parking space leads you along the lane to this traditional Lakeland end terraced cottage with stunning views to the surrounding fells and glimpses of Ullswater. As you enter the cottage into the light and welcoming lounge you will see the large fireplace with wood burner, surrounded by a beautiful reclaimed wood mantle, perfect for cosying up to after a day out on the fells. With built in book shelves, space for dining table and impressive fell views, this living space is perfect for relaxing, dining and unwinding!

Step through into the well appointed kitchen with large window and pleasant views to the fells behind with laminate flooring (easily cleaned after a muddy walk!). With laminate worktops, wooden base units, part tiling, built in Zanussi four ring induction hob and Neff oven. There is an inset stainless steel sink and drainer with mixer tap, from which you can admire the view whilst washing up! There is access to a useful utility room with built in shelving which houses the Worcester boiler with space and plumbing for washing machine, dish washer and fridge freezer. From the partially glazed back door there is access from the kitchen to the rear alleyway which leads down to the private garden.

From the Living Room there are stylish open wooden stairs leading to the first floor.

The property has two comfortable bedrooms, Bedroom one is a spacious double room with attractive dark wooden floor, built in wardrobes with shelving and stunning views to the fells. A large windowsill is the perfect spot to sit and take in the views with a morning cuppa! Bedroom two is carpeted and currently set as a twin room. This room has a very peaceful feel and offers partial views of the fells.

The family bathroom is attractively decorated with partial tiling, laminate flooring, bathtub with Mira shower, WC and pedestal wash hand basin. A useful cupboard contains the water tank and extra storage shelving.

Outside to the side of the property there is a gated private garden which is mainly laid to lawn with a small patio to enjoy outdoor dining overlooking the fells with glimpses of Ullswater. Imagine yourself with a glass of something chilled whilst you watch the sunset over the mountains - paradise! The oil tank in the garden is shielded by a trellis. The cottage has 3 garden stores - two in the garden and one accessed up steps at the back of the cottages. Please note that number 3 and 4 Low Rake have access to their stores located in the garden

With views in all directions, the beautiful village of Glenridding on your doorstep and dozens of incredible walks from the doorstep, this welcoming cottage is all about location and comfort.

Accommodation (with approximate dimensions)

Living/Dining Room 14' 1" x 15' 1" (4.29m x 4.61m)

Kitchen 7' 8" x 10' 10" (2.33m x 3.29m)

Utility 7' 7" x 3' 10" (2.32m x 1.16m)

Stairs to First Floor

Bedroom One 12' 4" x 11' 11" (3.77m x 3.64m)

Bedroom Two 10' 1" x 9' 0" (3.07m x 2.75m)

Bathroom

Property Information

Tenure Freehold

Business Rates We understand the property to have a rateable value of £2,650, with the amount payable to Westmorland and Furness Council being £1,038.80

Services The property is connected to mains electricity, water and drainage, and uses oil central heating.

Broadband Ultrafast Broadband available - Openreach and Fibur networks.

Mobile Services Likely service from EE, Vodafone, Three and O2.

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

Directions To reach the property from Ambleside take the Kirkstone Road from the mini roundabout and continue up The Struggle to the T-junction opposite the Kirkstone Pass Inn. Turn left down the Kirkstone Pass, passing Brotherswater and Patterdale. On reaching Glenridding itself bear left adjacent to the public car park into Greenside Road and continue up the hill to where the road forks and bear right signposted for the YHA. Low Rake is then a short distance on the right hand side, past Halton terrace. The allocated parking is to the left hand side of the row of properties clearly signposted 'No. 1'. Helvellyn Cottage is the furthest property to the right hand side of the terrace.

Viewings Strictly by appointment with Hackney & Leigh.

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



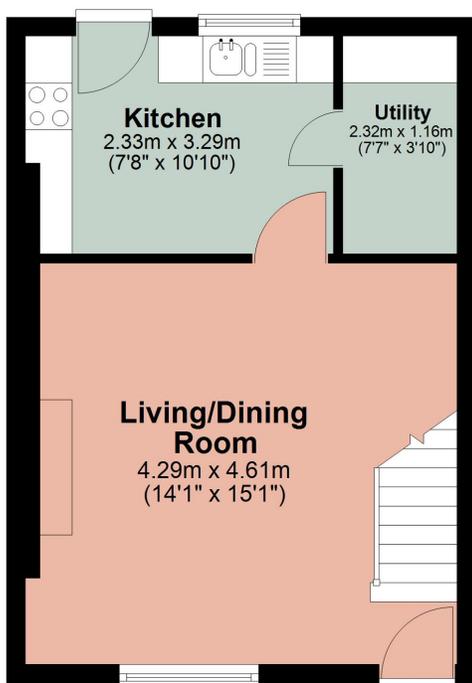
Stunning fell views



Garden

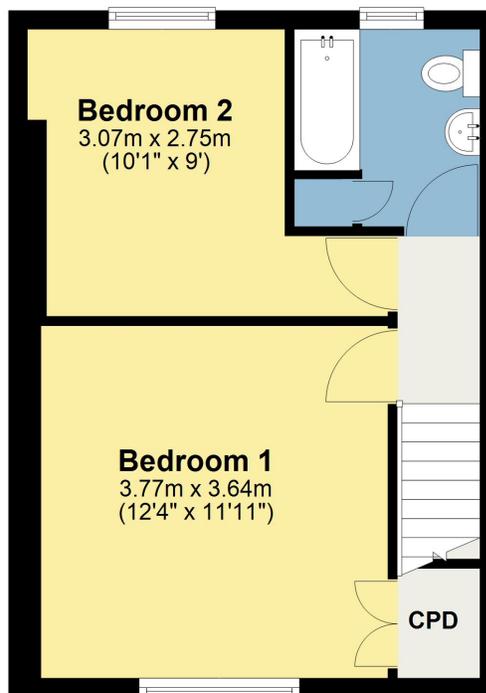
Ground Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



Total area: approx. 63.6 sq. metres (684.3 sq. feet)

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. REF:

Plan produced using PlanUp.

1 Low Rake, Glenridding

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