“The loveliest spot man has ever found” was how poet William Wordsworth described Grasmere. It is documented that his favourite walk was around the west side of Grasmere lake. Is it any wonder therefore that The Wyke can be described as one of the Lake District’s finest properties in one of its finest locations?
Set within private grounds of approximately 70 acres beside Grasmere lake, and with 300 metres of lake frontage, The Wyke is a prominent and historic detached Lakeland property with breathtaking views over the village, the lake and the surrounding fells and mountains. Dating originally from 1801 The Wyke has undergone extension and total renovation which was completed as recently as March 2019. It is therefore effectively a brand new house with an interior layout that encompasses the latest trends in modern family life of both open plan and private living spaces on the ground floor, and six ensuite bedrooms plus a flat on the first floor. The stylish interior has been designed to reflect important times in The Wyke’s history with Georgian, Victorian and Art Deco influences blending together in a harmonious synergy of old and new. The renovation has been so extensive that it has been possible to insulate the entire house to Passivhaus standard, the ultimate standard in Europe for energy efficiency and far in excess of current UK building regulations. Combined with the latest in LED lighting The Wyke therefore has an ultra low ecological footprint.
This fine residence offers style, tranquility and privacy in one of the most sought after areas of the Lake District National Park. Once the home of William Wordsworth, Grasmere is steeped in local history and culture, nearby Dove Cottage is of specific interest. Grasmere is equally well known for the picturesque scenery and a plethora of walks can be enjoyed from the doorstep, with the property being located on the periphery of Grasmere Village. The village has a vibrant community, served by local shops, varied retailers and several quality restaurants together with a well regarded primary school. The market towns of Keswick, Ambleside and Kendal are within easy reach and the rail connection at Windermere links to the west coast mainline which provides direct services to Manchester Airport and London Euston.

The house is approached over a long sweeping newly tarmacked drive bordered by fields on either side with new fencing and culminates in a large parking area forecourt in front of the house. To the right of the forecourt is a substantial outbuilding containing an oversized single garage and large workshop or store.

The centrally set porch and ornately hinged oak front door beckons entry to a lobby and then on to the entry hall, a traditionally styled room featuring reclaimed period parquetry flooring dating from the 1850’s, Georgian style columns, cast iron detailing and the coat of arms of the Ascroft. They owned the house from 1876 to 1945 and are believed to be the only family in the history of England who have had a father and son both knighted.

Off the hall is the traditional drawing room with period style oak fireplace and large bay window. The hall also leads to the heart of the home; a huge open plan kitchen/diner/inner hall with one of the most spectacular views ever to grace a Lakeland home. The continually changing vista is seen through wall to wall glass with an elevated view over Grasmere lake, Grasmere village and Dove Cottage and they are all surrounded by the awe inspiring mountains of the Fairfield Horseshoe and with Helvelyn taking pride of place. Out through the central sliding window is the main terrace.
Turning one’s attention back to the interior, the kitchen includes a large island with a host of appliances including an Caple slimline induction hob, Belfast sink, Quooker boiling water tap and two dishwashers; a double drawer Fisher & Paykel for crockery and Neff for cooking utensils. Around the perimeter are set a four oven oil fired Aga (refurbished), two Miele ovens, a Neff microwave and a Bosch American style fridge freezer plumbed in with ice and chilled water dispensers. Completing the ensemble is a twelve seater bespoke grey oak dining table matching the grey oak detailing of the kitchen units.

Through a large open plan arch is the family lounge. Not only does this have its own patio doors leading to a secondary terrace, the main highlight is a bay window seat with swing bench and, of course, once again this has been designed to take advantage of the view. Grey oak sideboard top and bespoke grey oak coffee table provide a cohesive styling link with the kitchen/diner.

Making up the rest of the ground floor is a large flexible private room which could be used for a variety of purposes including home cinema (cat 5/6 cabling already installed), a study or playroom. Finally there is a large fitted utility/boot room off which is a fully shelved larder and separate wine store with wooden racking.

The specially designed wide tri-flight staircase with Victorian style cast iron balustrade leads to a galleried landing, the six en-suite bedrooms and the flat. The master suite is ‘the master’ in every sense of the word. Here you can lie in bed and watch the sunrise over the mountains opposite or perhaps watch an osprey swooping down to catch its breakfast from the lake. At night time you can lie in bed and watch the twinkling lights on the opposite side of the lake or watch the his and hers TVs that can be set in recesses in the wall hidden behind pictures.
Only suite five has been designed as a single bedroom and bedroom six can either be included as part of the adjacent flat or can be retained within the house itself. The flat has been finished as a fully decorated space so that, depending on the needs of the purchaser, it can either be fitted out with a kitchen (services already installed) or could be a dormitory for say grandchildren, or could be a games room as it is large enough to take a full size snooker table or table tennis table. Although the flat is at first floor level, because the house is built into the hillside, the flat has its own front door and also French doors to a large area of relatively flat lawn ideal for archery, goal posts or both!

The bathroom is open plan but designed so that it is separated from the bedroom by an 8' wide engraved glass panel. Off the bathroom is a private toilet with bidet and off the bedroom is a fully fitted dressing room with built-in seat. A feature of this suite is that it is split level thereby giving an almost theatre like ambiance as if the view outside is a stage. Suite two is so stylish it would justify being called the master suite in any high-end residence. Here the bed has been set so that it has a view of Helvelyn, England’s third highest mountain. There is a window seat and again this suite has its own fully fitted dressing room and ensuite bathroom with sunken bath.

Suite’s three and four continue the fully styled interior with their beautiful lighting, high quality fitted wardrobes and bathrooms.
Behind the house is The Old Wash House which, in the nineteenth century, was literally that. A detached building with its own fireplace where they washed the linen and hung it up inside to dry. Staff also slept there. It has not been renovated apart from the roof. It could become a studio, or one bedroom cottage, gym or office away from the house.

The majority of the 70 acres of land is laid to undulating woodland and is therefore relatively low maintenance and the lower fields to the estate lead onto approximately 300 metres of Lake Frontage. The landscaped gardens surround the property are a mix of patios and lawns that are awash with colour come spring and summer with an expanse of Japanese Azaleas and Laburnums planted in the Edwardian era. Designed with entertaining in mind, the front patio can be accessed from the sliding doors of the kitchen, offering the ultimate backdrop for summer barbecuing. As the sun sets, you can retire around to the side garden where a pretty wooden pergola houses a stone built fireplace. The grounds are a natural attraction for the local wildlife and are a true haven to enjoy.
Directions
On entering Grasmere from the south, turn left at Grasmere Garden centre, follow the road around the back of Grasmere Lake leading onto Red Bank road. The Wyke can be found 1/2 mile on the right, with a long sweeping driveway leading up to the house.

Services
Mains Electric
Private Water
Oil Fired Central Heating
Private Septic Tank Drainage

Tenure
Freehold

Council Tax Band
G
The Wyke
Approximate Gross Internal Area: 472.16 sq m / 5082.28 sq ft
Garage: 47.98 sq m / 516.45 sq ft
The Wash House: 29.51 sq m / 317.64 sq ft
Total: 549.65 sq m / 5916.38 sq ft
Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Ireland, The Channel Islands, France, Spain, Hungary, Portugal, Russia, Dubai, Egypt, South Africa, West Africa and Namibia we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.