

Glenridding

£375,000

4 High Rake
Glenridding
Penrith
Cumbria
CA11 0QP

Nestling in the beautiful fells above Glenridding this spacious home would benefit from updating but affords instant access to some of the most dramatic scenery in the Lake District and enjoys absolutely magnificent views. The two bedroomed accommodation is supplemented by an attic room with great potential and includes a garage/car port.

The south facing accommodation includes a porch, hall, living room and a dining kitchen on the ground floor with 2 bedrooms and a bathroom above. A fixed ladder style staircase gives access to an excellent attic room with superb potential. There is also a garage/car port and gardens with a garden room.

Property Ref: AM3766





Sitting Room

Location Delightfully positioned above the small village of Glenridding, close to Ullswater and at the very foot of Helvellyn, this lovely stone built cottage is ideally placed for immediate access to the Lakeland fells. To reach the property from Ambleside take the Kirkstone road from the mini roundabout at the northern end of town and continue up the hill to the T junction opposite the Kirkstone Pass Inn. Turn left, proceeding down the Kirkstone Pass passing both Brotherswater and Patterdale and on reaching Glenridding itself, bear left adjacent to the public car park into Greenside Road. Continue up this hill past the Travellers Rest public house on the right hand side to where the road forks and bear right onto the track lane signposted for the YHA. High Rake is then found a short distance along on the right hand side, just beyond Halton Terrace, with car parking provision in the garage in front.

Description High Rake was built in the 19th Century to accommodate quarrymen or miners employed much further up the valley at Greenside, extracting the silver-rich lead deposits which had been excavated there since around 1690. Mining ceased in 1961 but this unique terrace remains as a gentle reminder of a much more industrial age.

However, if the image conjured by the thought of a 19th century miners cottage sounds potentially a little dour then think again, this bright, sunny, south facing home is quite simply superbly placed and is as welcoming as you like.

Much of Glenridding, as it is seen today, dates from the mid 19th Century expansion when mining boomed, and High Rake terrace was designed to include the largest such homes built for those employed in the industry locally, and probably reflected the rank

and role of the original occupiers. Nevertheless, the real "wow factor" today is perhaps something that was probably not even really a consideration nearly 150 years ago. 21st Century aspirations for a dream home perhaps lean more heavily towards its location, and in the Lake District that often equates to the view - and what an absolutely breath taking panorama it is. Quite simply stunning in whichever direction you turn your gaze.

If the high fells are your thing, then immediate access from the doorstep to the magnificent Helvellyn Range has to hold strong appeal. If sailing is what floats your boat (excuse the pun!) then beautiful Ullswater is just a few minutes stroll away. If it is an evening meal and a drink in welcoming surroundings which ticks an important box for you, then all is on hand in this pretty Lakeland village.

The bright and spacious accommodation sits well above the unmade lane which gives access to High Rake which enjoys a truly romantic "away from it all" setting. The cottage would now stand some updating. Some may perhaps wish to consider upgrading the heating system, re-fitting the kitchen and the bathroom for example, but if you do not fall in love with this delightful cottage and its location on first viewing then maybe the Lake District is not for you.

The sunny accommodation includes an enclosed porch which is perfect for coats and hiking boots, a small hallway and a south facing sitting room and a dining kitchen on the ground floor. There are two bedrooms on the first floor together with the bathroom whilst a steep "fixed ladder" style staircase gives access from the landing to a splendid attic room which has seen duty as an occasional bedroom and as an office in the past, and offers immediately apparent potential. There is a terraced garden which



View

includes an intriguing garden room and a detached garage/car port.

Perfect as a holiday let, idyllic as a weekend retreat and wonderful as a family home, it's all here - come and see.

Accommodation (with approximate dimensions)

Porch An enclosed porch with windows on three sides and having a tiled floor.

Hall With a large cupboard which stretches all the way back to the underside of the stairs.

Sitting Room 9' 10" x 12' 9" (3.01m x 3.89m) A lovely, sunny south facing room with outstanding fell views, an open fire in a tiled surround flanked by an original cupboard on one side. there is access to the cupboard linking the hall with the under stairs.

Dining Kitchen 12' 11" x 11' 9" (3.96m x 3.6m) With a stainless steel sink unit and a multi-fuel stove which also provides for the central heating and the hot water. There is plumbing for a washing machine and part tiled walls.

Rear Hall The rear hall gives access to the rear of the property and has a canopy porch and a tiled floor.

First Floor Landing With a radiator and a fixed ladder access to the attic room.

Bedroom 1 8' 11" x 15' 8" (2.72m x 4.78m) Enjoying superb fell

views this south facing bedroom includes a radiator.

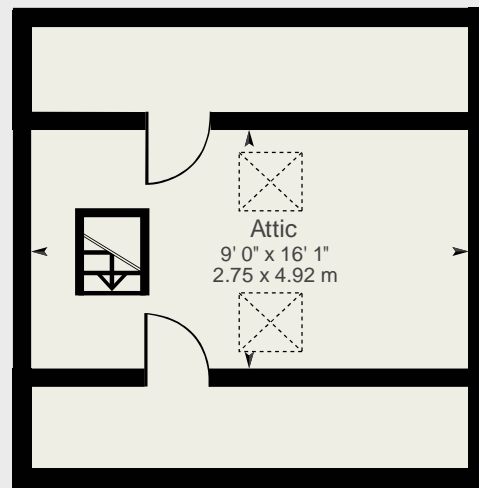
Bedroom 2 9' 4" x 7' 8" (2.87m x 2.34m) With a window enjoying a fell view to the rear.

Attic Room 9' 0" x 16' 1" (2.75m x 4.92m) Accessed via a "fixed ladder" style staircase (take care when viewing) this room has obvious potential and enjoys splendid views from the velux windows front and rear and has a radiator and eaves storage. If you are seeking a home with home office potential, this space could be for you! The attic has also been utilised as a bedroom previously.

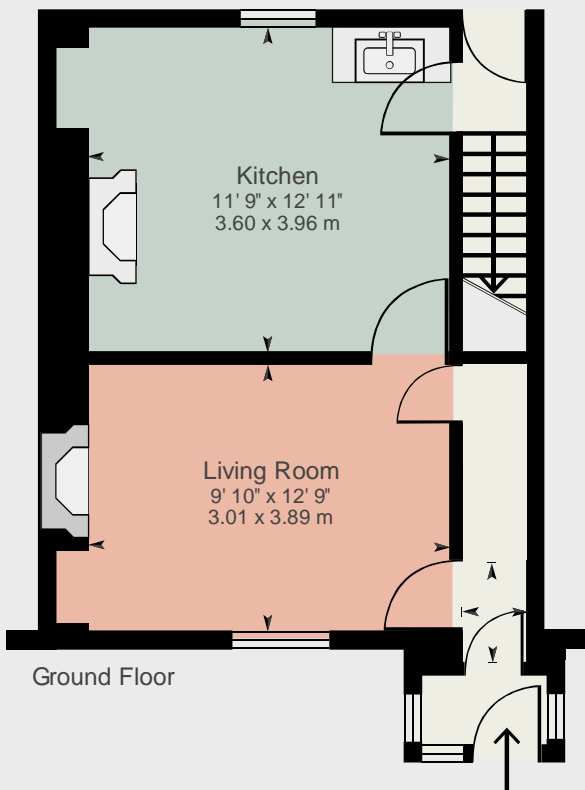
Outside

Garage/car Port 15' 1" x 13' 8" (4.6m x 4.17m) Perhaps properly described as a car port simply because the garage doors have been removed, this great addition includes a light point.

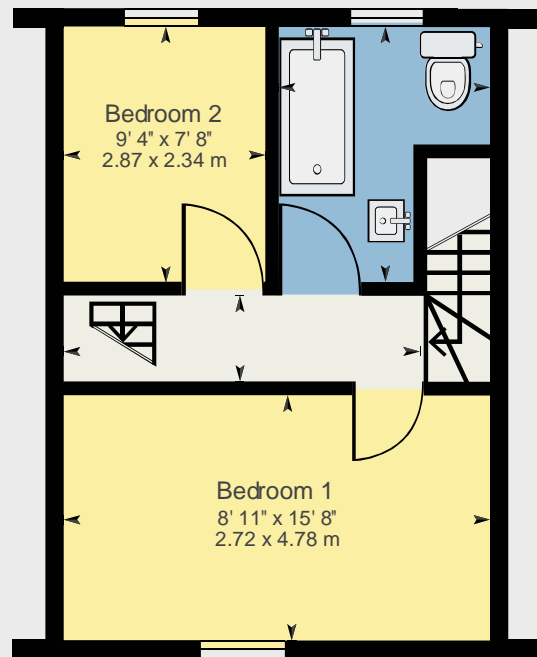
Gardens The property enjoys quite a long tiered foregarden with superb views in all directions and includes a summer house or garden room (3.82 x 2.29 m) built into the slope with sliding patio doors and super views. This room could upgrade potentially to something really special, but is a great spot where you can sit all year round with a drink of something, be it hot or cold, and enjoy the surroundings. The gardens, like much of the cottage, enjoy superb views which include Raise, Birkhouse Moor, Angle Tarn Pikes and High Street. A right of way is enjoyed by all of the terrace here across the front and rear of the cottages. There are two stone built stores to the western end of the terrace, perfect for outdoor equipment, log storage etc.



Second Floor



Ground Floor



First Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Services Mains water and electricity and drainage are connected. Heating is by an open fire in the sitting room and the kitchen has a multi fuel stove with back boiler for hot water which also heats the radiators on the first floor and in the attic.

Council tax Band C - Eden District Council.

Tenure The property is understood to be freehold.

Viewing 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.

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