



**HACKNEY
& LEIGH**
Sales



Glenridding

£320,000

Keepers Cottage
Grisedale Bridge
Glenridding
Cumbria
CA11 0PJ

Beautifully positioned and enjoying lake and fell views this delightful 1 bedroomed cottage is every bit as cosy and sweet on the inside as it looks from the outside. Perfect as a weekend retreat, or permanent home, and superbly placed for ready access to a wonderful variety of walks, this welcoming home certainly is a keeper!

The open plan living room and kitchen is bright and welcoming with its beamed ceiling and comforting log burner, whilst the first floor bedroom enjoys a stylish en-suite shower room. With easily managed gardens front and rear, private car parking and sumptuous views this stone built cottage has it all.

Property Ref: AM3775





Living Room

Location From the centre of Ambleside take the right hand turning at the mini roundabout at the Northern end of the town heading up towards The Kirkstone Pass, on what is known locally as The Struggle. At the junction at the top of this road, on The Kirkstone Pass itself, turn left at the Kirkstone Pass Inn and follow the road down past Brotherswater and Patterdale and on towards Glenridding. Just before reaching the village you will see the Mountain Rescue base on the right hand side and just after that, before the signpost for Glenridding itself, turn right over Grisedale Bridge and follow this lane into a courtyard. Keepers Cottage is then seen on the left hand side with private car parking provision on the right.

Description You often know very early on, when viewing a house, whether it is going to be the one for you. Sometimes you know even before you step through the door, sometimes you might have already proceeded around a fair proportion of the property before you are suddenly blown away by a view and it all falls into place. With Keepers Cottage we anticipate that you will fall in love with the location before you step out of the car, certainly if your dream is to be able to access a wide variety of wonderful walks from the doorstep, whether that may involve hiking the high fells, ambling along the lake shore or simply strolling down to the local pub. If by any chance that alone does not seal the deal for you, then we are confident that the instant you step over the threshold you will be suitably impressed by the welcoming comfort of this traditional Lakeland cottage. With its beamed ceiling, cosy log burner and dual aspect, this open plan living room and kitchen is simply a delight. The first floor double bedroom also enjoys

wonderful views front and rear and is well served by a stylish en-suite shower room. Outside are easily managed gardens, again to both the front and rear, where further wonderful views can be enjoyed. There is a private car parking space, where you can happily leave the car untouched for days if not weeks on end whilst exploring the beautiful surroundings on foot from the doorstep.

A superb opportunity - so don't miss out.

Accommodation (with approximate dimensions)

Open Plan Living/ Kitchen Area 15' 4" x 15' 1" (4.69m x 4.61m)

Living Area A light, welcoming and cosy room having a timber floor and with a lovely wood burning stove ideal to relax in front of after a day on the fells. A characterful room with exposed beams, also having space to dine, an integrated storage cupboard set within a display alcove, and downlights. There is an Elnur night storage heater for additional warmth, and stairs leading to the first floor.

Kitchen Area With base units having complementary timber work surfaces incorporating a stainless steel sink and drainer with mixer tap, an integrated Hotpoint electric oven, Schott Ceran four ring ceramic hob and having plumbing for a dishwasher. With downlights and a Mathius night storage heater. A glazed external door leads to the rear patio garden.

First Floor

Bedroom 15' 8" x 15' 3" (4.8m x 4.66m) A wonderfully light and airy double bedroom with fell views front and rear, having a timber



Bedroom

floor and ceiling with exposed beam. With two Mathius night storage heaters.

Shower Room With a three piece suite comprising a glazed cubicle with Mira shower, dual flush WC, and wash hand basin. With tiled floor, extractor fan, Elnur night storage heater and having downlights.

Services With double glazing throughout, and being connected to mains electricity and water, with drainage being to a shared septic tank..

Outside

Gardens A covered porch leads to the rear garden, with its patio area providing space to sit with a morning coffee. There is also a timber Shed which doubles as a utility area with power and light, and having plumbing for an automatic washing machine with the benefit of a frost protection heater. In addition there is a further easily managed garden area at the front of the property, edged with timber fence with space to sit and enjoy the wonderful views, perhaps with a glass of something cool at the end of the day.

A private car parking space is situated opposite the cottage, just by the front garden.

Business Rates The property has a rateable value of £2,900 with the amount payable to Eden District Council being £1,447.10 Small Business Rate relief may be available.

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

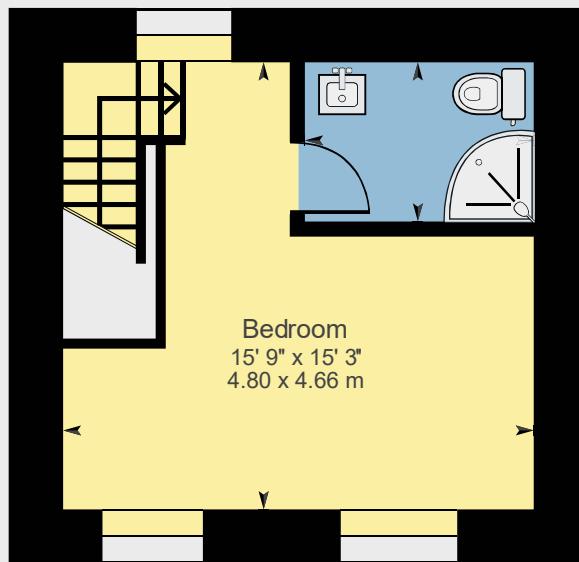
Energy Performance Certificate The full Energy Performance Certificate is available to view on our website and also at any of our offices.

Note – Although currently a highly successful holiday let, we are aware that because of historical events, it is not at all easy to get insurance for this in the future.

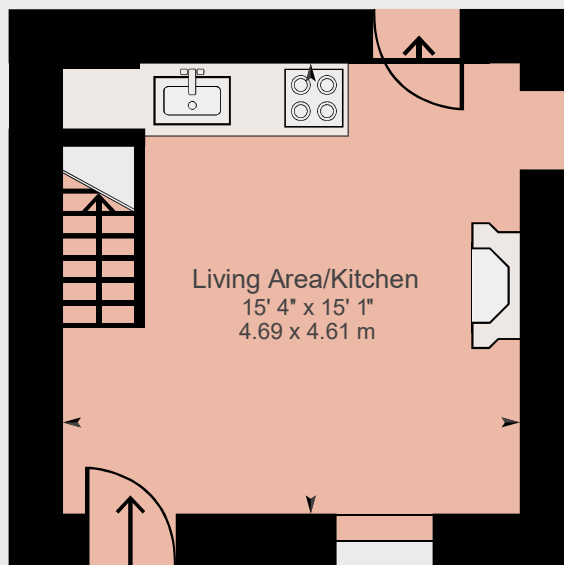
In 2015 there was some water ingress, caused by a rising water table, not the actual river. It was the lake filling up so much with the bridge collapsing at Pooley Bridge which prevented the water getting out of the lake which caused it.

Since then there has been a significant amount of flood prevention work done in the area and this has greatly improved the situation. The flood risk here has actually dropped a level since then.

The cottage has a pump installed under the floor in case the water table ever rises it would kick in and prevent any problems, though since then it's never actually had to work.



1st Floor



Ground Floor

Approximate net internal area: 454.37 ft² / 42.21 m²

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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