



Stone Arthur Cottage
Grasmere | The Lake District | LA22 9RR

STONE ARTHUR COTTAGE



Welcome to Stone Arthur Cottage, Grasmere, LA22 9RR

An utterly delightful Lakeland cottage brimming with period features which has been extended and sensitively upgraded to offer welcoming and deeply characterful accommodation that is both well-proportioned and tastefully presented. Nestling at the foot of the Lakeland fell, Stone Arthur, after which it takes its name, the cottage sits comfortably in a secluded end of cul-de-sac position and enjoys a private walled garden adjoining the lower slopes of the fell. From both cottage and garden there are uplifting and unspoilt views offering a different outlook every day with the passing of the seasons, the presence of a quietly gazing flock of Herdwicks and the inevitable vagaries of the Lakeland weather.

The accommodation briefly comprises an entrance vestibule, cloakroom, beamed sitting room and a sociable living kitchen in which there is space to cook, eat and relax. Off the landing are three double bedrooms, one has an ensuite bathroom and there is a family bathroom as well. Outside there is private parking, an enclosed garden and a useful outhouse.

Originally enjoyed by the present owners as a much loved second home it has more recently been let commercially and proved highly successful with guests coming from far and wide seeking a tranquil slice of Lakeland living in an atmospheric period home.

So, if you are looking for a traditional cottage, full of nooks and crannies, beams and layers of history then Stone Arthur Cottage should be viewed. Exceptionally versatile, it is ideal as a permanent home, a bolt hole to balance a hectic working life or as an investment property through the holiday letting market.









Location

As the name suggests, Stone Arthur Cottage has strong ties with the fell from which it took its name. Nestling on the lower slopes with direct access to a footpath leading to the summit there are views straight out to the fields dotted with rocky outcrops and to the higher patchwork of fields. Stone Arthur is actually the south western ridge of Great Rigg, but was given the status of a separate fell by Alfred Wainwright in his 'Pictorial Guide to the Lakeland Fells' as it had a summit with "a short wall of rock like a ruined castle". This outcrop appears particularly impressive when viewed from Grasmere village, from where the higher fells are hidden.

Set back off the road, the cottage is set in a small cluster of individual properties which provide the security of neighbours without compromising any aspect of privacy.

The unrivalled beauty of Grasmere and the Lake District has been an inspiration to many over the centuries, a magical corner of north west England, the Lake District National Park was established in 1951 and covers an area of 912 square miles. To reinforce its importance in 2017 it was designated a UNESCO World Heritage Site. The area is famous for its lakes, mountains, forests and literary associations with former residents, William Wordsworth, Beatrix Potter and John Ruskin to name but a few.

Centrally placed, Grasmere offers great access to the fells, lakes, tarns and villages and has much to offer the residents and visitors alike with a host of independent shops and wide choice of places for refreshments; everything from quick bites to fine dining... and let's not forget it is the home of the famous Grasmere Gingerbread Shop, a delicacy indeed. From the cottage the village is about a mile's drive or walk away.

Whether you're looking for rest and relaxation, quiet contemplation and inspiration or for exertion and exhilaration there is something here for everyone. Striding out on the fells, cycling the lanes, wild swimming or simply pottering around the shops, the Lake District is perennially popular and offers something for everyone.

Step inside

Capturing the echoes of a bygone era, the interior of the cottage will appeal to those that appreciate period detailing; beamed ceilings, deep window cills, alcoves and niches, steps up here, down there, exposed stonework, featured oak lintels and roof trusses as well as a plethora of natural building materials; stone flags, Lakeland slate, wood and sisal floor coverings. Unashamedly the very opposite of cool and contemporary, it is immensely warm and welcoming; there isn't a uber modern sleek line in sight – far from it and arguably in this setting all the better for it as the cottage feels comfortable, relaxed and friendly, it resonates deeply with the surroundings and it ensconces the visitor with a giant reassuring hug.

Stepping into the cottage it's like stepping back in time, although it's fair to be said that there are a lot more in the way of creature comforts than when the cottage was built, there's double glazing (almost throughout) and central heating (underfloor in the dining kitchen and Victorian styled radiators elsewhere) for starters and two beautifully appointed bathrooms and a cloakroom, all featuring traditional heritage style suites. There are a few low doors and some of the rooms have low beamed ceilings, consequently much use has been made of downlighters and wall lights which cast a soft and atmospheric glow. A solid wooden door opens to the entrance vestibule, the flagged floor continuing through into the generously sized beamed sitting room with a lovely window seat and wood burning stove. Picture perfect, the room could have been lifted straight off a Christmas card or Judy Boyes painting.

To create a convivial hub, the dining kitchen was extended by the current owners so there is now room to relax into soft seats and sofas next to the French windows which open out to the seating terrace and wider garden. A flagged floor runs throughout, the kitchen cabinets have a timeless quality and are simply paneled and painted cream with oak knobs, generous black granite worktops provide ample room for whipping up culinary delights. The island unit is a repurposed fitting with a gently aged wooden worktop and offers excellent additional storage space. A favourite in many a country kitchen, the cream Aga is the kitchen's centre piece and there's a deep Belfast sink as well. Concealed behind matching cabinets are a fridge, dishwasher and washing machine (all NEFF) and a Siemens freezer and there's space for a free standing SMEG larder fridge. The room offers ample room for a large dining table and chairs arrangement, so together with the relaxed seating area it's the perfect room for family life or hosting get togethers of friends. Completing the picture on the ground floor is a cloakroom with a two-piece suite and polished slate tiled floor.

An aged and boarded door leads from the sitting room to an enclosed staircase, stained dark wood joinery contrasting the choice of natural sisal flooring which extends onto the landing and into the three bedrooms. The split-level landing provides space for a desk or a comfy armchair, perfect for curling up with a good book. Off the landing is a useful airing cupboard.

The main bedroom imbues an exceptionally relaxing and peaceful feeling. We can only imagine that lying in bed with a cup of tea to hand whilst you watch the sheep gently graze in the field must be a wonderfully calm and gentle way to start the day. The ensuite bathroom is well appointed and attractively presented with polished slate floor tiles, a rainfall shower is positioned over the bath, a wash basin sits on a wrought iron decorative stand and the loo has a high level cistern.

The second and third bedrooms have ceilings rising to the roof's apex and both enjoy views over the garden to the neighbouring field and the fell beyond. Like the ensuite, the family bathroom also has polished slate floor tiles, there's a free-standing slipper bath, a pedestal wash basin and loo.

Throughout the cottage, views of the garden, fields and fell draw you forward towards the windows, to have these views as a backdrop adds a whole new dimension to everyday life.















Step outside

Surrounded by Lakeland stone walls, there is private parking for a few cars with a gate leading into the walled garden. A paved slate path leads around the cottage to the seating area adjoining the living kitchen's French windows. During warmer weather it creates an extension of the living space and creates a lovely flow between home and garden. The seating terrace adjoins the lawn which has herbaceous and shrub planted borders set against the Lakeland stone walls. A culverted stream briefly pops up before going back underground but provides a natural soundtrack to your enjoyment of the garden. A second seating terrace is set at a higher level and borders the adjoining field where the grazing Herdwick sheep may occasionally acknowledge your presence with a watchful eye.

The views probably won't have altered much since the cottage was built, beyond the garden there are fields dotted with natural rock outcrops, the sloping sides of Stone Arthur rising and criss-crossed with Lakeland walling. The garden commands a southeast orientation and so a sunny aspect is to be enjoyed.

In terms of outhouses, the wash house offers the ideal place to dry and store wet weather clothes and kit and wash off muddy boots. The boiler and hot water storage tank are here as is a Belfast sink with space for your drier.



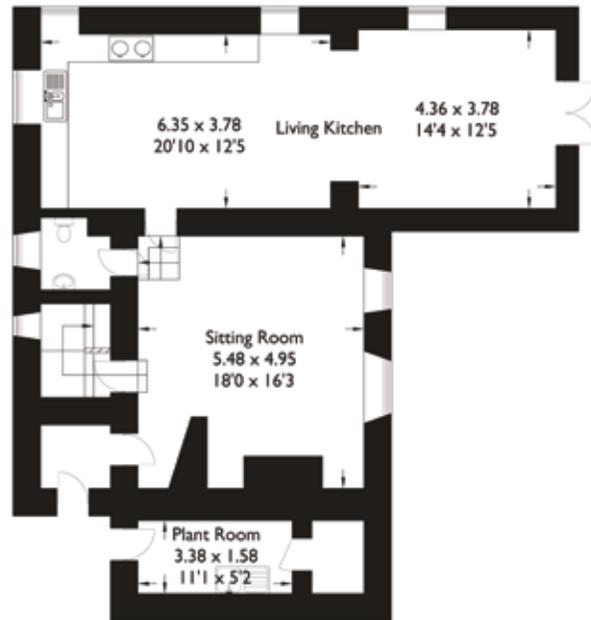




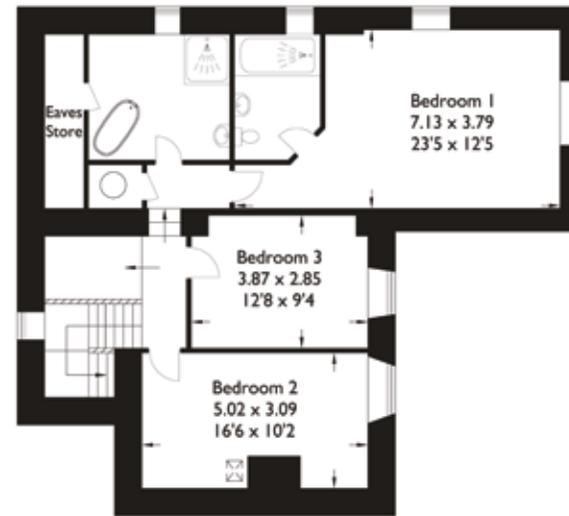
Stone Arthur Cottage

Approximate Gross Internal Area : 180.18 sq m / 1939.44 sq ft

Total : 180.18 sq m / 1939.44 sq ft

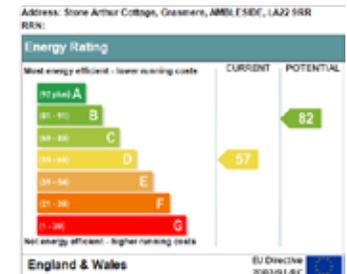


Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.03.2024



FURTHER INFORMATION

On the road

Grasmere	1 mile
Ambleside	5.1 miles
Windermere	9.5 miles
Keswick	11.9 miles
Kendal	17.9 miles
Oxenholme (railway station)	21.4 miles
M6 J36	24.5 miles
Manchester	89.9 miles
Manchester airport	99.4 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Superfast speed available from Openreach of 33 Mbps download and for uploading 5 Mbps.

Mobile

Indoor: EE, O2 and Vodaphone for both Voice and Data. Three is only able to provide a Voice service.

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

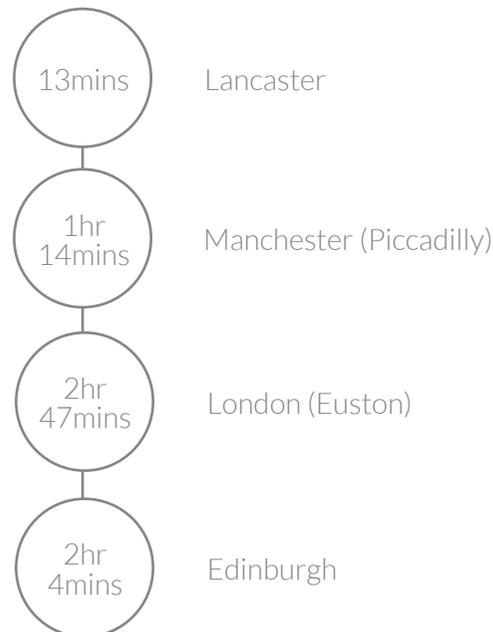
Please note

The drive from the public highway is owned by a third party with Stone Arthur Cottage benefiting from full rights of access subject to a share of repair and maintenance obligations.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

There is also a station at Windermere on a branch line providing regular services to Oxenholme.



Services

Mains electricity and water. Underfloor heating to both ground and first floors from an air source Mitsubishi Ecodan boiler. The heating may be operated by MELCloud a cloud-based solution which enables control either locally, remotely by PC, MAC, Tablet or Smartphone via the Internet.

Drainage to a private treatment plant located in the field to the east and shared between all five properties at Brigg House Barn. Security alarm.

Directions

what3words: gems.hourglass.agree

Use Sat Nav **LA22 9RR** with reference to the directions below:

Approaching Grasmere from Ambleside along the A591 at the mini roundabout, proceed straight over as if heading towards Keswick. After passing The Swan on your right, take the second driveway on the right, cross the cattle grid and proceed up the straight drive as it climbs. As you near the properties, bear round to the left and then straight ahead. Keep an eye out for the name sign which is set at ground level to the left of the green painted front door. The parking area is set to the rear of the property.

Local Authority

Westmorland and Furness Council – business rates are payable. Rateable Value of £4,350 (with effect from 01.04.23) Purchasers are advised to make their own enquiries as to the amount payable.

Things to do in the area

Local leisure activities

Soak in the history at Dove Cottage and Wordsworth Museum
Boat hire at Faeryland, Grasmere as well as sailing and boating on Lake Windermere with yacht and motorboat clubs
Theatre at Keswick (Theatre by the Lake), Bowness on Windermere (The Old Laundry) and Kendal (The Brewery)
Zeffirellis and Fellinis cinemas at Ambleside
Golf courses at Windermere, Keswick and two in Kendal
Wild swimming and paddle boarding in the lakes and tarns

Places to eat

A food lovers paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a local selection

Informal dining, cafes and pubs

The Yan Bistro at Broadrayne
The Jumble Room
Mathilde's Café
The Swan

Fine dining restaurants

Forest Side Hotel (Grasmere)
The Old Stamp House Restaurant (Ambleside)
Gilpin Hotel and Lake House, Linthwaite House, The Samling (all in Windermere)

Great walks nearby

The Lake District has 214 Wainwrights fells to conquer but straight from the door a climb up Stone Arthur is a must, you could also head over to Silver Howe, up Helm Crag (often referred to as 'The Lion and the Lamb' due to the distinctive shape of its summit) or over to Elterwater.

Schools

Primary

Grasmere School
Ambleside CoE Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge (11 – 18 years)
Windermere School (Independent)

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances (both integral and free standing) as listed. As a current holiday rental property, it may be possible to purchase some of the contents, please ask the Agents about any pieces that are of interest.

Please note

A public footpath, bridle path and vehicular right of way providing access into the rear field and runs up alongside open plan parking area. This area is outside the ownership of Stone Arthur Cottage.

Guide price £975,000

Tenure
Freehold



FINE & COUNTRY

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Fine & Country
Tel: +44 (0)1539 733500
sales@fineandcountry-lancaster.co.uk
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

