



25 High Fieldside

Grasmere, Ambleside, Cumbria, LA22 9QQ

Guide Price £260,000

25 High Fieldside

Grasmere

Nestled on the edge of a highly popular residential estate, 25 High Fieldside is a charming two bedroom mid terraced property that offers delightful fell and country views in every direction. Once a three bedroom house, it has been tastefully modernized with cornices and high skirting throughout. Notable contemporary features include full UPVC double glazing for insulation and comfort, as well as solar panels for energy efficiency. This property is an ideal choice for local first time buyers, families, or those looking to downsize.

Situated in an established residential area on the outskirts of a scenic Lakeland village, the property is conveniently located within a short walk of Grasmere's centre. Here, you'll find various amenities such as shops, restaurants, a primary school, a Post Office and St Oswalds Church. The quiet cul de sac location offers lovely views of prominent landmarks like the 'Lion and the Lamb' on Helm Crag and Stone Arthur. Moreover, the surrounding fells offer beautiful walking opportunities right from your doorstep. This property combines modern comforts, stunning views, and convenience, making it an attractive opportunity in the picturesque Lake District.

Please be aware that this property carries a Local Occupancy Clause.





Accommodation

Partially glazed UPVC door leading to;

Hallway

A semi open staircase with painted banister with useful triple storage cupboard under the stairs and also an additional cupboard containing the electric meter and solar panel meter. Leading to:

Breakfast Kitchen

12'8 x 11'0 (3.86m x 3.36m)

The kitchen features a pine painted panelled ceiling, partial tiled walls and under cabinet ambience lighting creating a homely feel. Wood effect laminate countertops with plenty of painted wall and base units, including open storage, plate rack and integrated corner shelving. Stainless steel sink with mixer tap and plumbing for a dishwasher and washing machine. Cooking is made easy with a gas hob, electric oven, and extractor. Two tall larder units one housing an integrated fridge and freezer and one offering additional storage. The kitchen is complimented with wood effect plank flooring and the UPVC double glazed windows provide lovely views of Heron Pike, Stone Arthur, and Butter Crag.



Living Room

17'10 x 11'6 (5.43m x 3.50m)

Through the hallway you will find the living room, designed with ceramic wall up lights adding a cosy ambiance. The room has two alcoves with integrated storage shelves and enjoys a feature log burner with a black slate hearth, providing both warmth and a charming focal point. Double glazed patio doors providing ample light that lead to:



Front Bedroom Two

11'10 x 11'7 (3.60m x 3.52m)

Good sized double room with excellent views over the front patio towards Heron Pike, Stone Arthur, and Butter Craggs. Laminated wood effect flooring.

Conservatory

16'3 x 11'10 (4.96m x 3.60m)

The sunroom boasts a fully UPVC teak wood effect glazed surround with obscured skylights, filling the space with natural light. The room has double patio doors and a single glazed door opening up at the side to the outside slim patio. The conservatory is a spacious area perfect for relaxation.



Bathroom

Comprising three piece white suite with a bath and shower attachment over, pedestal sink and WC. Wall hung storage unit. Fully wall tiled with a painted pine panelled ceiling, tile effect flooring and an obscured window.



Landing

Useful full sized storage cupboard.

Rear Bedroom One

17'10 x 12'7 (5.43m x 3.84m)

The main bedroom is a spacious double room with a range of comprehensive built in over head storage units, wardrobes, dressing tables and drawers providing ample storage space. Chrome brushed plug sockets and inset lighting. Enjoying views out towards the fells.



Outside

Bespoke metal fence and gate to the front entrance with paved and gravelled patio and at the rear a door to provide access around the through conservatory onto the slim patio surrounding.

Services

All Mains services. Gas fired central heating. Solar panelled electric.

Tenure

Freehold

Council Tax Band

D

Directions

On entering the villages on the A591 turn left at the mini roundabout into Grasmere, continue through the village turning left at the main bus top onto Easedale Road. Continue for approximately ¼ mile, turn right into High Fieldside and continue round the back of High Fieldside. The property can be found at the end of the payment beside the apple tree.

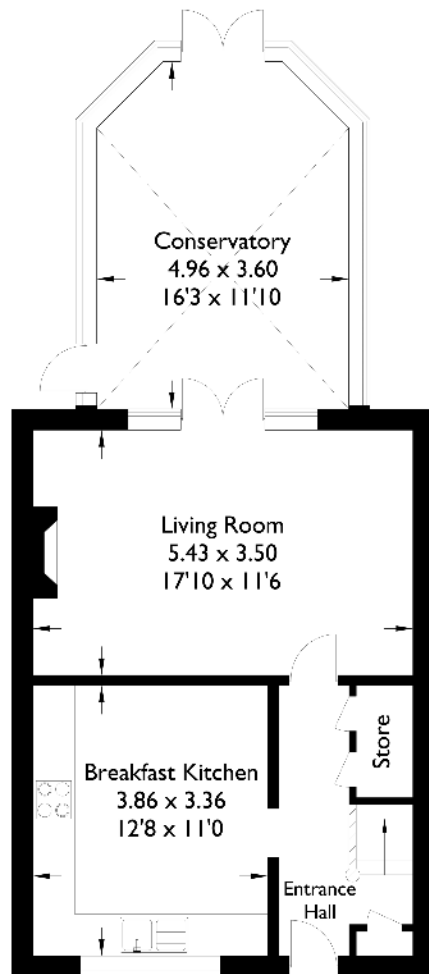
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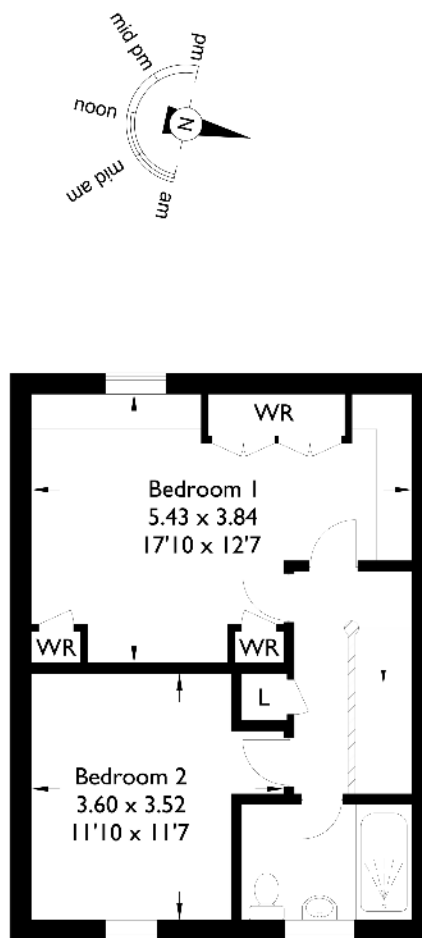
25 High Fieldside

Approximate Gross Internal Area : 99.59 sq m / 1071.97 sq ft

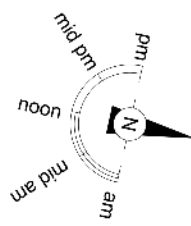
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Ground Floor



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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.