



Beck Cottage

Grasmere, Ambleside, LA22 9RW

Guide Price £600,000

Beck Cottage

Grasmere, Ambleside

A quintessential semi detached traditional two bedroom Lakeland cottage set in a superbly positioned and highly desirable location. Enjoying breathtaking panoramic views over the valley towards the surrounding fells.

The property enjoys an abundance of delightful character features as it dates back to circa 1740, including thick walls, exposed beams and a cosy fire place. The property will suit a variety of buyers whether as a delightful home, second home or holiday let. Nestled in a quiet location with private parking and extensive yet manageable garden.

Beck Cottage is ideally situated on the edge of Grasmere village, which is arguably one of the most popular and well known Lakeland villages due to its connections with William Wordsworth and the other Lakeland poets. The property enjoys a reasonably level walk to the village centre which has a wide variety of shops, cafes, restaurants etc. Whilst enjoying endless fell and country walks from the doorstep.





Accommodation

Open glazed porch with semi glazed side door leading into:

Utility/Cloaks Area

With a selection of wall and base units with ceramic sink unit and chrome mixer tap. Side window, part wall tiled, fully floor tiled and plumbing for washing machine.

Separate WC

With wall hung wash hand basin and extractor. Night storage heater.

Kitchen

13'4 x 12'5 (4.37m x 4.80m)

Attractive quirky room with an attractive selection of limed oak wall, display and base units and white sink unit and mixer tap. Appliances include; four ring induction hob, electric oven, extractor, integrated fridge. Part wall and floor tiled, concealed electric meter, water pump and fuse box. Stunning views over the valley towards Silver Howe.

Living Room

16'4 x 7'9 (4.98m x 2.38m)

Lovely cosy room with painted exposed beams, feature fireplace with Morso multi fuel stove sat on a stone hearth surround and oak mantle. Recessed shelving, secondary glazed feature window seat and breathtaking views over the garden towards the surrounding countryside towards Silver Howe.

Front wide semi glazed door, electric wall heater and understairs pantry cupboard with shelving and flagged floor providing useful storage.





First Floor

Wide landing, two loft hatches, cylinder cupboard with shelving, two electric wall heaters and attractive views over the rear garden.

Bedroom One

9'8 x 13'7 (2.95m x 4.15m)

Lovely double room with fitted wardrobes and drawers. Deep window sill, electric wall heater, original painted cast iron fire with surround and breath taking views over the garden towards the surrounding countryside towards Silver Howe.

Bedroom Two

11'1 x 12'9 (3.39m x 3.91m)

Spacious twin room, electric wall heater and views towards the surrounding countryside towards Silver Howe.

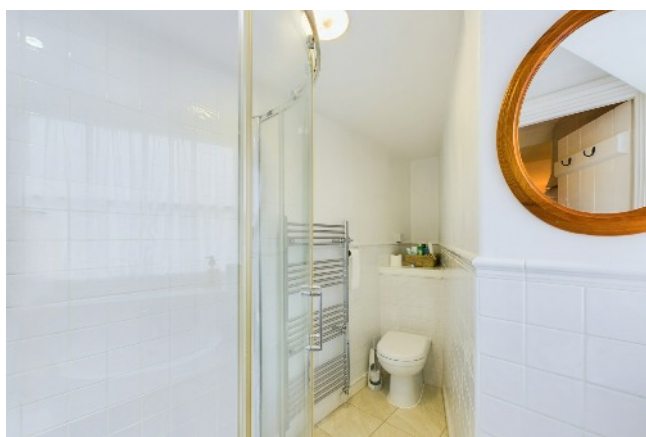


Shower room

Quirky shaped room with white three piece suite comprising of corner Triton shower and cubicle, WC and pedestal wash hand basin. Partially wall tiled with extractor fan.

Outside

Approached by a shared private drive leading to parking for 2/3 vehicles. Gated stylish iron work fencing allowing access into the small front garden and patio area where you can enjoy breathtaking views. Steps lead up to the side and rear, with extensive split level lawned garden and superb semi glazed with wooden painted paneled summer house, wood store, Victorian style green house and undercroft stone store with electric providing superb storage facility. The garden and patio areas are adorned with a variety of mature shrubs and bushes. Stunning views are enjoyed from various vantage points in the garden towards Silver Howe and Helm Crag over the valley.





Directions

Head north on the A591 towards Grasmere, continue over the mini roundabout to the north end of the village. Turn first right at the Swan Hotel and continue up the lane veering left for approximately 250 metres and there is a private drive to the right prior to Michael's Nook, proceed up the drive and turn first left the property is at the end on the left hand side.

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Tenure

Freehold. Vacant possession on completion.

Services

Mains electric, shared private water, drainage and electric heating.

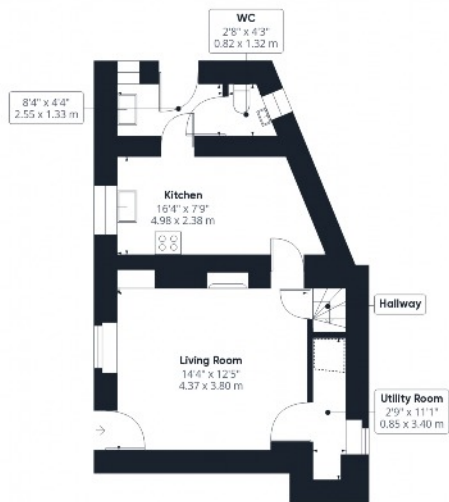
Council Tax Band

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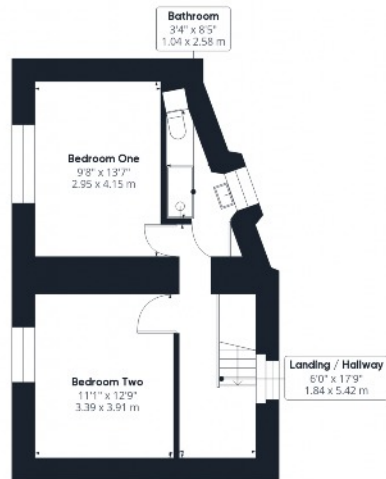
Broadband

Superfast 71 Mbps download speed (based on Ofcom.com results)





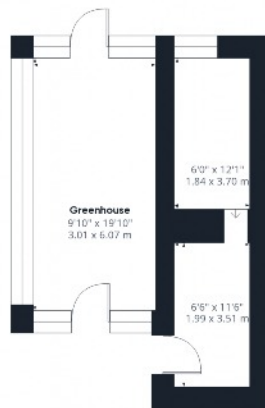
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area¹⁰

1261.61 ft²
117.21 m²

Reduced headroom

6.72 ft²
0.62 m²

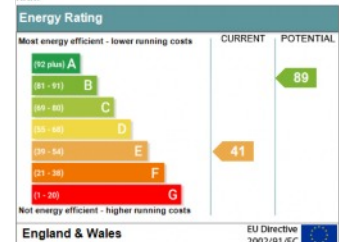
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Address: Beck Cottage, Grasmere, AMBLESIDE, LA22 9RW
 RRN:



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.

