



# Redmayne

Grasmere, Ambleside LA22 9QY

Guide Price £725,000 & £25,000 Paddock

MATTHEWS  
BENJAMIN



# Redmayne

## Grasmere

Superb opportunity to acquire an excellent three bedroom, four bathroom detached Lakeland stone built bungalow. Offering generously proportioned accommodation and spectacular panoramic views from its gently elevated position over the valley towards the surrounding Lakeland fells. Available subject to negotiation with the benefit of an adjoining paddock which extends to just over two acres.

Although the property requires some modernisation and refurbishment including kitchen and bathrooms it does provide superb potential as there is possibility to extend into the attic space with relevant permissions, whilst its sat on a generous plot which would also allow an extension if desired. Benefiting from double glazed wooden windows.

Nestled on a prominent sloping plot with private sweeping drive having a detached garage to the front and an additional garage to the upper rear level. Having an abundance of parking and additional useful sheds. Managable tiered garden with delightful west facing aspect with breathtaking panoramic views towards Silver Howe over the valley. The property has the distinct advantage of an adjoining paddock to the side and rear which extends to just over two acres.

As the property is highly versatile it will suit a variety of buyers whether as a main residence for a family, retirement, second home or holiday let.

The property is situated in a prominent position on the edge of the picturesque and popular village of Grasmere, well known for its scenery and literary connections with William Wordsworth and the Lakeland poets. Dove Cottage, the home of William Wordsworth for many years is approximately 300 metres away. There are an abundance of fell and country walks from the door step.



### Entrance

Open front porch with glazed front door. Leading into;

### Dining Room/Hallway

Attractive exposed pine floorboards, picture window with stunning views over the playing fields towards Silver Howe and Helm Crag. Leading through into the;

### Lounge

Feature bay window with stunning views over the garden towards Silver Howe and Helm Crag. Exposed pine floorboards, feature multi wood burning stove with combination of slate tiled hearth and marble surround. Leading through into the;

### Kitchen/Diner

Generously proportioned dual aspect room with a selection of wood effect wall, glazed display, shelving and base units with stainless steel sink unit with mixer tap. Integrated appliances with double electric oven and four ring gas hob, washing machine and dishwasher. Under counter space for two other appliances. Linoleum flooring. Window extractor. Loft hatch, consumer unit and Worcester wall mounted gas central heating boiler. Stunning views over the valley towards Silver Howe. Door at front, step down into glazed porch with wonderful views and shelving.

### Rear Porch/Utility Room

An ideal boot room with recessed cupboard and shelving and rear glazed door.

### Shower Room

Three piece suite comprising corner shower cubicle, WC and pedestal wash hand basin. Electric light/shaving point and views up to Stone Arthur and over the adjacent field.



### Bedroom One

Double room with feature bay window giving stunning views over the valley towards Helm Crag, Easedale and Silver Howe.

### Ensuite

Three piece suite comprising of corner shower cubicle, WC and pedestal wash basin and extractor fan.

### Bedroom Two

Generously proportioned double room with attractive view over the rear drive and garden, selection of built in cupboards, good shelving and housing the water cylinder.

### Ensuite

Three piece ensuite comprising of corner shower cubicle, WC and pedestal washbasin electric heated towel rail, extractor fan and electric light/shaving point.



### Bedroom Three

Good size double aspect room providing light and airy feel.

From the dining room there is also an internal hallway with a selection of built in cupboards, with shelving and housing the water cylinder. Loft hatch with pull down ladder. Leading to;

### House Bathroom

Three piece white suite comprising of panelled bath with shower over, pedestal wash hand basin and WC. Electric heated towel rail and light/electric shaving point with extractor fan. Loft hatch with pull down ladder, unboarded with electric.



## Outside

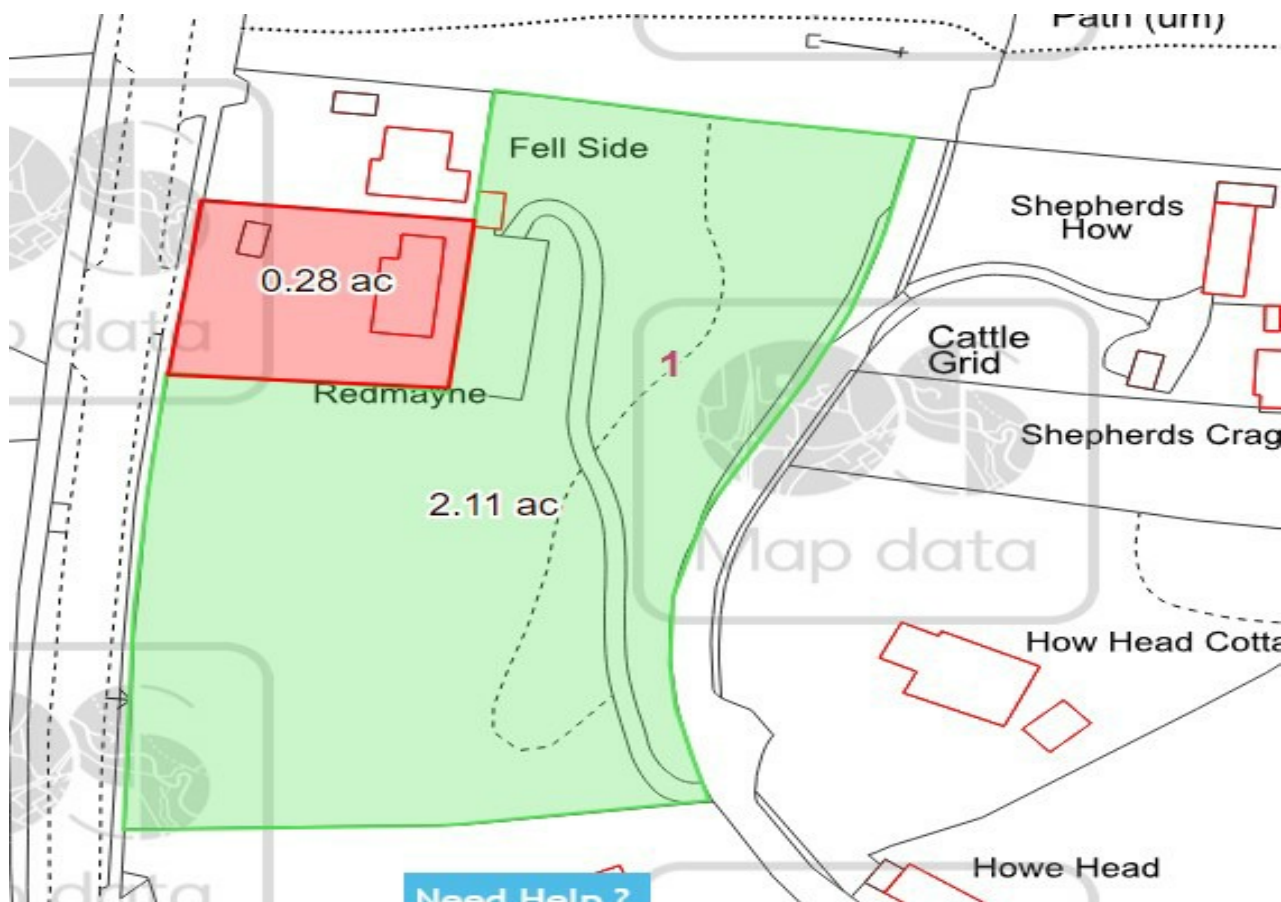
The property has a private gated sweeping drive with an abundance of parking. To the bottom of the drive there is a detached garage with an up and over door, plus plenty of parking. The drive sweeps up and around to rear of the property providing additional generous parking facility for half a dozen vehicles.

To the rear of the property is an additional timber garage sat on a concrete hard standing, with a corrugated roof, double wooden doors, side door and twin windows. Separate woodshed and additional standard timber shed. Gated access into paddock which is owned by the property which extends to approximately two acres and is available for £25,000.

The front benefits from a split level tiered gardens with a selection of planted shrubs and bushes with substantial terrace with stunning west facing views over the valley.

## Directions

From Ambleside travel north on the A591, on reaching the village continue straight ahead at the mini roundabout. Redmayne can be found approximately 100 metres on the right hand side facing the Grasmere sports field.



## What3words

///baguette.spoiled.locator

## Services

All mains' services are connected. Gas central heating.

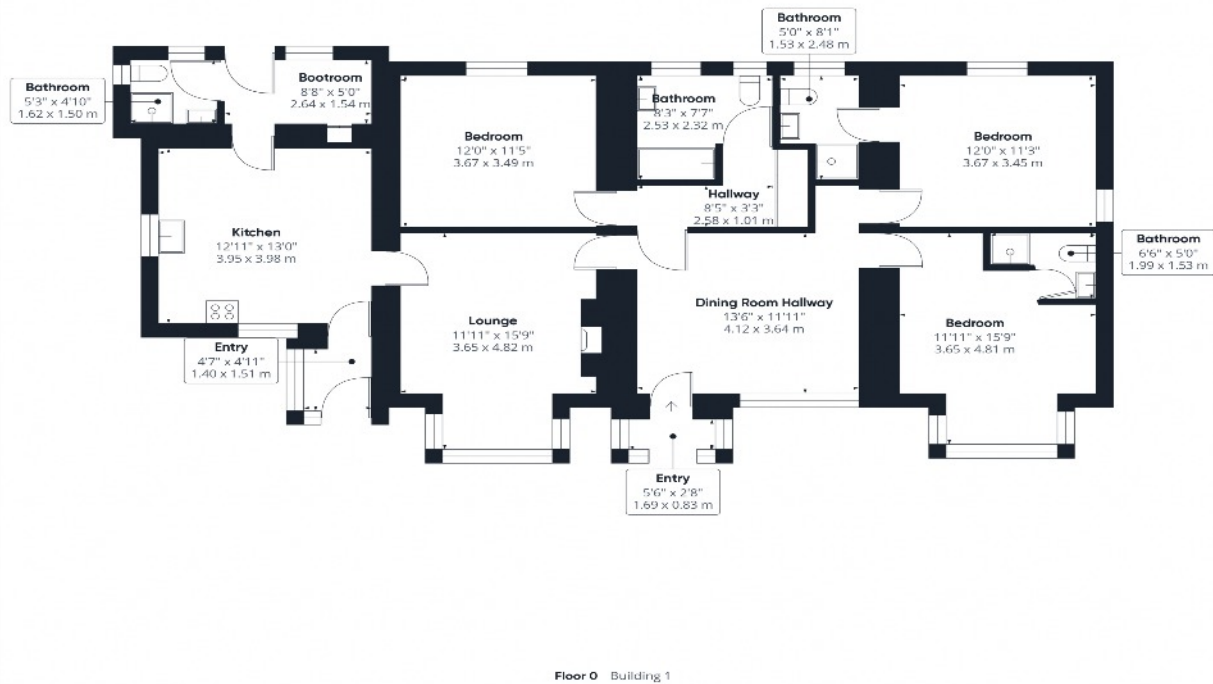
## Tenure

Freehold. Vacant possession on completion.

## Council Tax Band - F

## Broadband

Standard speed of 30 Mbps download and for uploading 3 Mbps as per Ofcom website



Approximate total area<sup>®</sup>  
1215.14 ft<sup>2</sup>  
112.89 m<sup>2</sup>

(1) Excluding balconies and terraces.

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

Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	55 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.

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