



Island View, Grasmere  
£350,000





## Island View

Grasmere, Ambleside

An appealing well proportioned attached period cottage situated in picturesque Lake District village of Grasmere village where there is a bustling community with many amenities and good public transport services. The property has lovely views and is located opposite the well regarded Daffodil Hotel and Spa. Grasmere is located just 4 from Ambleside and 9 from Windermere railway station.

The beautifully presented accommodation, which is laid to three floors, briefly comprises an attractive porch leading to the open plan reception area, kitchen, dining and living space, rear porch and utility room on the ground floor, two bedrooms and a four piece bathroom on the first floor and two further bedrooms, with one having an en suite shower room and a generous attic room on the second floor. The property benefits from double glazing to the most part and gas central heating and is offered for sale with no upper chain.

Outside offers seating space and a well stocked bed to the front and shared yard access at the rear. On road parking applies.

PLEASE NOTE - the property is subject to a local occupancy clause, further information is available upon request from our Windermere office.

## GROUND FLOOR

### OPEN PORCH

4' 5" x 1' 10" (1.34m x 0.57m)

### RECEPTION, KITCHEN, DINING AND LIVING SPACE

25' 0" x 19' 1" (7.63m x 5.81m)

#### RECEPTION AREA

Painted single glazed door to open porch, double glazed sliding sash window, radiator, slate flagged flooring.

#### KITCHEN/DINING SPACE

Double glazed window, radiator, good range of base and wall units, Belfast sink, range cooker with five burner gas hob and extractor hood over, integrated dishwasher, space for fridge freezer, under wall unit lighting, pendant lighting to dining space, built in storage cupboard with lighting, slate flagged flooring.

#### LIVING SPACE

Double glazed bay window and double glazed window, both with quality fitted shutters, radiator, freestanding woodburning stove, slate flagged flooring.

#### UTILITY ROOM

7' 7" x 5' 9" (2.3m x 1.75m)

Single glazed window, radiator, circular stainless steel sink to base units, plumbing for a washing machine, fitted coat hooks.

#### REAR PORCH

3' 5" x 2' 9" (1.03m x 0.85m)

Single glazed stable door, tongue and groove paneling to wall, flagged flooring.

## FIRST FLOOR

### LANDING

7' 3" x 5' 12" (2.21m x 1.82m)

Natural light from second floor, radiator, built in cloaks and storage cupboard.





#### BEDROOM

17' 4" x 13' 2" (5.28m x 4.01m)

Two double glazed sliding sash windows with painted panelling, radiator with decorative cover, decorative former fireplace, cornice.

#### BEDROOM

17' 7" x 8' 8" (5.35m x 2.65m)

Two double glazed sliding sash windows with painted panelling, radiator with decorative cover, decorative cast iron fireplace with painted surround, built in wardrobe.

#### BATHROOM

12' 9" x 8' 4" (3.89m x 2.53m)

Double glazed sliding sash window, heated towel radiator, underfloor heating, four piece suite in white comprises W.C., wash hand basin, free standing roll top bath with ball and claw feet and mixer shower and fully tiled shower cubicle with thermostatic shower fitting, recessed spotlights, partial tongue and groove panelling to walls, tiled flooring.

#### SECOND FLOOR

##### LANDING

Velux window, painted beams.

##### BEDROOM

12' 11" x 12' 0" (3.93m x 3.66m)

Feature double glazed sliding sash window with window seat, radiator, exposed beams.

##### BEDROOM

8' 10" x 8' 6" (2.68m x 2.58m)

Feature double glazed sliding sash window with window seat, radiator, built in cupboard with lighting, exposed beams.

##### EN SUITE

5' 7" x 3' 9" (1.71m x 1.14m)

Three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with electric shower fitting, extractor fan, exposed beams, tiling to walls and floor.

##### ATTIC ROOM

17' 8" x 14' 10" (5.39m x 4.52m)

Double glazed Velux window, single glazed window, lighting, exposed floorboards.





## OUTSIDE

There is a well stocked bed to the front of the property and an access path at the rear.

## PARKING

On road parking applies

## SERVICES

Mains gas, mains electric, mains water and mains drainage

## COUNCIL TAX

Band E

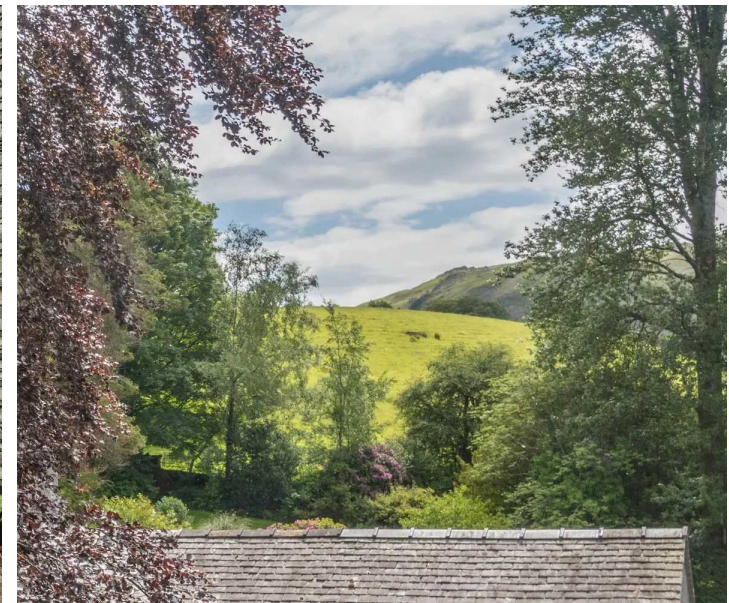
## TENURE

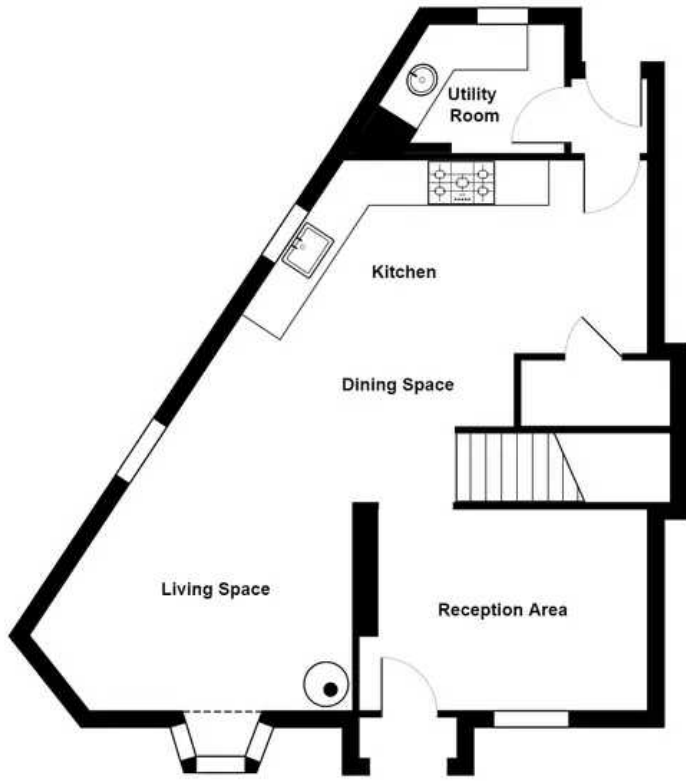
Freehold

## DIRECTIONS

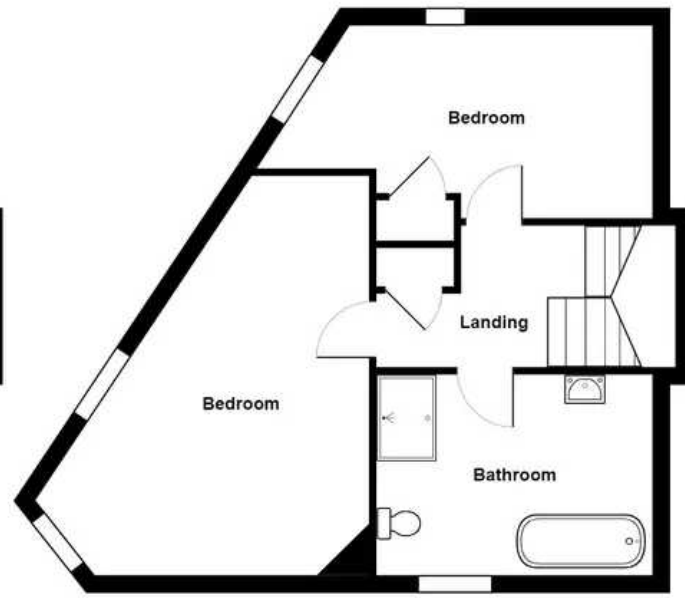
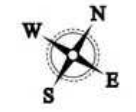
From Ambleside proceed to Grasmere along the A591. Upon entering the village you will find Island View directly opposite the car park entrance to The Daffodil Hotel and Spa.

**WHAT3WORDS:** organist.quibble.cleanest

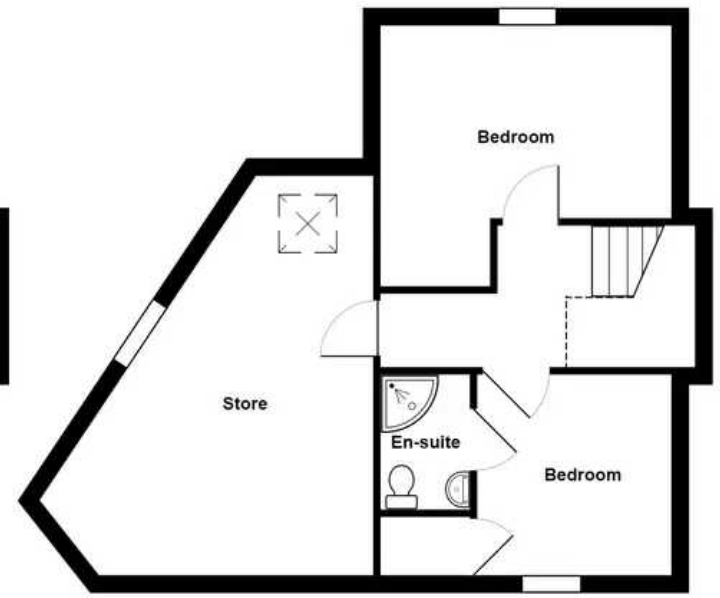




**Ground Floor**



**First Floor**



**Second Floor**

Island View, Grasmere  
 Total Area: 158.8 m<sup>2</sup> ... 1710 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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