



Ben Place Cottage, Grasmere, Ambleside
£525,000



Ben Place Cottage, Grasmere

Ambleside

Ben Place Cottage sits in a quiet and secluded corner of Grasmere, which is one of the most popular and picturesque villages, right at the heart of the Lake District National Park. This two bedroom cottage has its own gravelled garden, including private parking for two to three vehicles, and enjoys fell views across to Helm Crag and Stone Arthur. The cottage is an easy 10 minutes walk from Grasmere village, giving ready access to the shops, galleries, cafes and restaurants, yet also giving it seclusion from the hustle and bustle of one of Lakeland's prime tourist destinations.

The upper ground floor comprises an inviting sitting dining room, which has a log burner that heats up the entire upper floor. A well equipped kitchen with granite worktops, Belfast sink, electric oven and hob, fridge and dishwasher can also be found on the upper floor. Heading down to the lower ground floor there are two double bedrooms with one having the added bonus of a dressing area and an ensuite bathroom. From the ensuite bathroom there is access to the utility room, which has plumbing for a washer and space for a freezer and also houses the gas boiler. The other bedroom is serviced by a separate family bathroom. Outside, a gravelled garden wraps around the front and side of the property offering a sense of privacy and seclusion with ample space for garden furniture and potted plants. Additionally, there is driveway parking for two to three vehicles, which is quite unusual within Grasmere. This outdoor space complements the interior of the property, offering a seamless transition from indoor to outdoor living. Ben Place Cottage was formerly part of a larger property that was divided some years ago and has been sympathetically restored with great care, consideration and attention to detail ensuring a quality home with modern day comforts including gas central heating and double glazing. Currently operating as a successful holiday let, with in excess of 40 weeks booked per year, the cottage is being offered for sale with no upper chain and can be sold as an ongoing concern with the contents being available by separate negotiation. Book a viewing today, you will not be disappointed.

- Delightful cottage property
- Beautiful far reaching views and local countryside walks from the door step
- Substantial sitting dining room with log burner open to a light and airy kitchen
- Two double bedrooms on the lower ground floor
- Ensuite and family bathrooms
- Easily maintained enclosed gardens
- Driveway parking for 2 to 3 vehicles
- Double glazing and gas central heating
- Currently operating as a successful holiday let
- Income potential of £29,000-£32,000 per annum

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND E

Business rates apply currently

TENURE: FREEHOLD

DIRECTIONS

Follow the A591 from Windermere, through Ambleside to Grasmere. On entering Grasmere, pass Wordsworth's Dove Cottage and at the mini roundabout bear take the second exit towards Keswick (do not turn left towards the centre of Grasmere village). After ½ mile, look for the white Swan Hotel on the right, and turn right immediately before the hotel. After 100 yards, bear right onto Michaels Lane, and we are the 5th entrance on the right (opposite a timber garage and a large tree). Once through the gateway, bear left onto the gravelled parking, where there is space for 2/3 cars. **WHAT3WORDS:**thank.amuse.iteration





UPPER FLOOR

SITTING/DINING ROOM

17' 2" x 16' 5" (5.22m x 5.01m)

KITCHEN

13' 5" x 4' 0" (4.10m x 1.21m)

LOWER GROUND FLOOR

INNER HALLWAY

9' 1" x 7' 6" (2.78m x 2.29m)

BEDROOM

15' 10" x 6' 11" (4.83m x 2.12m)

BEDROOM

12' 7" x 10' 4" (3.83m x 3.14m)

FAMILY BATHROOM

8' 6" x 5' 5" (2.60m x 1.65m)

DRESSING AREA

7' 3" x 4' 0" (2.21m x 1.22m)

ENSUITE BATHROOM

8' 6" x 6' 4" (2.60m x 1.94m)

UTILITY ROOM

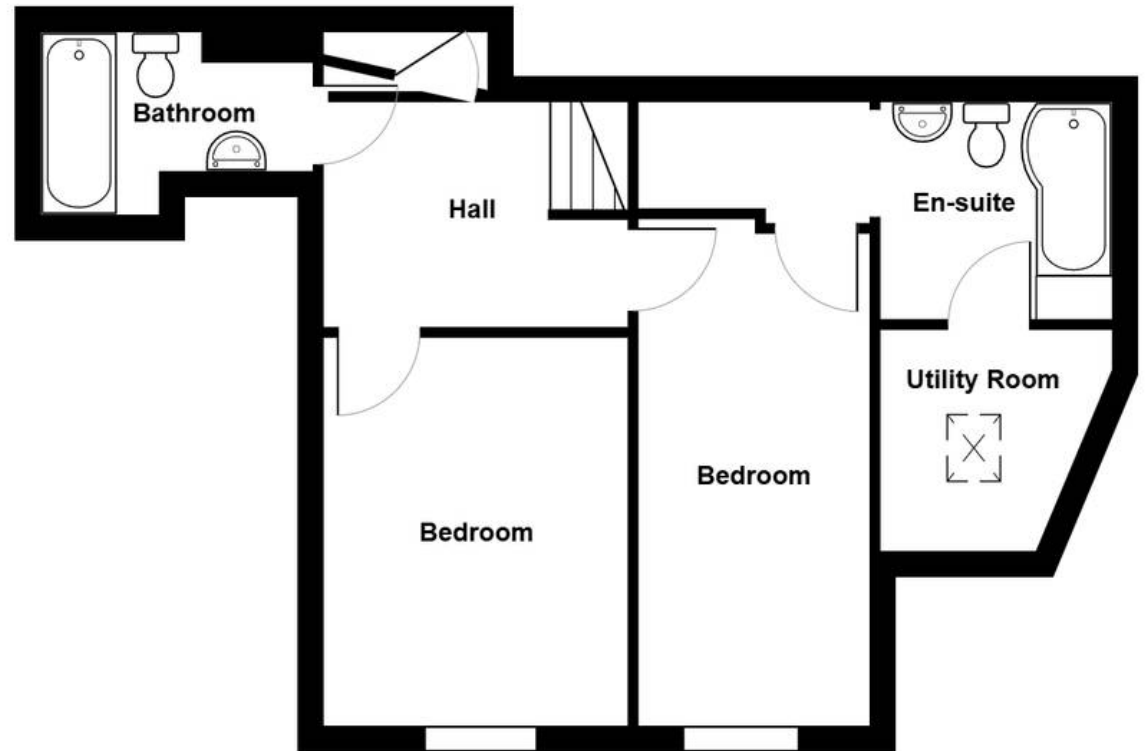
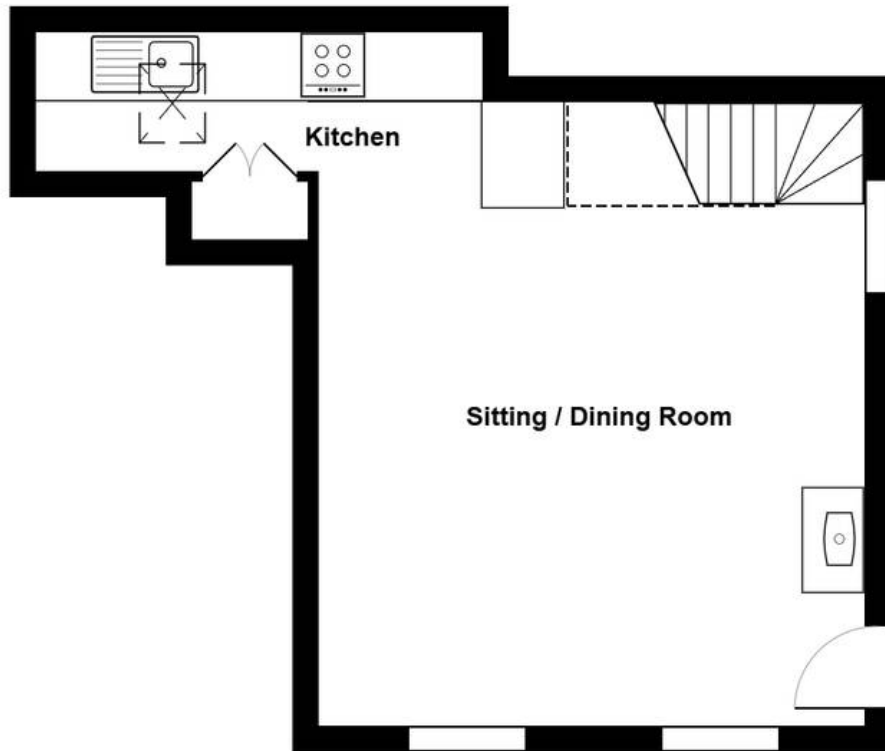
7' 10" x 6' 7" (2.38m x 2.00m)











4 Ben Place, Grasmere

Total Area: 75.3 m² ... 811 ft²

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

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

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