



Grey Fells
Outgate | Ambleside | The Lake District | LA22 0PU

FINE & COUNTRY

GREY FELS



Welcome to Grey Fells, Knipefold, Outgate, Ambleside, LA22 0PU

What a fabulous opportunity! Currently offering a spacious 2477 sq ft, Grey Fells is a unique prospect with immense potential to either refurbish, remodel or redevelop depending on your individual requirements and budget.

Grey Fells benefits from a highly accessible central Lake District location, a private and quiet setting, commands an excellent south facing position, enjoys fabulous far reaching unspoilt country views and sits in a generous plot of c.1.08 acres of garden with masses of parking and an adjoining paddock of c.6.02 acres available separately.

The present accommodation provides an entrance porch, cloakroom, staircase hall, sitting room, dining kitchen and utility room as well as the flexibility of a double bedroom with ensuite bathroom and an L shaped integral garage. To the first floor is the principal bedroom suite (with a huge WOW factor!) with a dressing room and bathroom. There are two further double bedrooms, a fifth single bedroom and a house shower room.

OPTION ONE – refurbish the existing house.

OPTION TWO – planning permission exists to extend and remodel.

OPTION THREE – planning permission exists to demolish and rebuild.

We bought the house as a second home and have found it a wonderfully quiet place to spend time as a family. We don't tend to get much traffic, any caravans or motorhomes down the lane, so it's very peaceful.









Location

The Lake District is indeed a special place offering a setting that is unrivalled in its natural beauty; magical and inspiring, the National Park was established in 1951 and covers an area of 912 square miles, to reinforce its importance it was designated a UNESCO World Heritage Site in 2017. Famous for its lakes, mountains, forests and strong literary associations with former residents including Beatrix Potter, William Wordsworth and John Ruskin to name but a few.

Situated in the heart of the Lake District, Grey Fells is set in a picturesque south facing position with delightful views over the garden, across the fields to the far-reaching undulating hills. From here there is great access to the fells, lakes, tarns and local villages and has much to offer both the Lakeland resident and visitor alike. Rural but not isolated, day to day needs are met by local shops and amenities in the nearby villages of Hawkshead and Ambleside with a branch of regional supermarket Booths in Windermere. The nearest village is Hawkshead which has a timeless appeal and consists of an atmospheric and characterful warren of alleys, overhanging gables and a series of mediaeval squares.



Whether you want the Lake District for rest and relaxation, for quiet contemplation and inspiration or for exertion and exhilaration there is something here for everyone. Striding out on the fells, cycling the lanes, wild swimming or simply pottering around the shops and sampling the tea and cake on offer, for generations that have been, for generations that currently are and no doubt for generations to come, the Lake District has it all – there's nowhere quite like it.

We've found Outgate to be so centrally placed for visiting all the Lakeland villages, plus there are lovely walks straight from the door, including into Hawkshead itself and over to the Drunken Duck for lunch or dinner – it's one of our favourites. We've loved exploring local walks and our children have enjoyed fishing on Esthwaite Water.

Built in the 1960s and then extended in the 1980s the house now offers spacious accommodation (2477 sq ft including the integral double garage). The front of the house faces due south so it's lovely and light too. The present owners bought the house in 2017 and set about updating the dated interior as an interim measure to enable them to enjoy time there whilst they decided on their plan. They enlisted an architect and obtained a series of planning permissions; life has now taken them in a different direction and so they have taken the decision to sell with the benefit of the planning consents.

Existing accommodation

Previously dated and tired, the house has been refurbished since purchase in 2017 to make it comfortable and fit for 21st Century family life, and whilst it is absolutely ready to move straight into, certain opportunities still exist to upgrade further. Work to date has included new kitchen cabinets and integral appliances, new fittings in the first-floor bath and shower rooms, new contemporary oak veneer internal doors, replacement floor coverings (including hardwood flooring in the porch, hall, dining kitchen and ensuite bathroom), some new double glazed PVC windows, interior redecoration throughout and construction of the outside seating area using hardwearing composite decking.

The porch provides access into the staircase hall off which is a cloakroom and access to the garage which has an electric up and over door, power and light. It's an L shaped room so there's excellent storage space for your outdoor kit, bikes, garden furniture and bbq as well.

Views from the sitting room are excellent (as indeed they are from nearly all of the rooms); out across the garden, the fields and then to the undulating wider countryside beyond. It's dual aspect and of a really good size, just perfect when you've a houseful and everyone gets together. There's a wood burning stove for chilly evenings and long leisurely weekends when the weather is only fit for hunkering down with a film, good book or board game. There's a door opening to the deck so in warmer weather there's a good flow from home to garden.

The heart of a countryside home, the bottle green four oven Aga extends a warm welcome into this sociable space and sits alongside contemporary navy-blue fronted cabinets under classic wood block worktops. The view to the garden and wider countryside is impressive but may prove distracting if you're washing up however it does enable you to keep an eye on children playing in the garden. Appliance wise as an addition to the Aga, there is a four-plate electric hob, a microwave, dishwasher and slimline wine fridge. The utility room houses the boiler and hot water storage tank, plumbing for a washing machine and space for a condenser drier.

A ground floor ensuite bedroom gives you the flexibility of single level living or offering guests a suite that is slightly set apart from the main first floor family bedroom quarters. The ground floor bedroom has fitted wardrobes and an ensuite bathroom with bath, shower, wash basin, loo and bidet.

The main bedroom accommodation is on the first floor, the principal suite offering an absolute WOW factor – the bedroom is large and has a fabulous feature window thanks to the high ceiling and above all commands breathtaking views – what an outlook to wake up to! Walk through the dressing room and there is a stunning bathroom with free standing double ended bath, large shower cubicle with a rainfall shower, a twin vanity unit and loo. It's wonderfully bright as light floods in from three directions. There are two further double bedrooms (both with fitted furniture) and a fifth bedroom; these rooms are served by a shower room with a large rainfall shower, vanity unit and loo.

Planning permission information

If the existing accommodation isn't quite to your requirements, then there are options available. Planning permission has been granted for the following:

7/2017/5855 Granted 09/03/18 "Extensions and remodelling to existing dwelling."

7/2018/5404 Granted 18/09/18 "Replacement of existing four-bedroom dwelling with new four-bedroom dwelling and replacement of existing cess pit with new sewage treatment plant."

7/2019/5395 Granted 06/12/19 "Replacement of existing four bedroom dwelling with new four bedroom dwelling, replacement of existing cess pit with new sewage treatment plant, and change of use of adjacent agricultural land for garden extension."

Work was undertaken (new drive and gateway, installation of the sewage treatment plant and change of use from field to garden) leading the vendors' architect to understand that the consents are now valid in perpetuity leaving the options open for a new owner to move forward as they so choose.

To further explore the exciting options available, approved elevation drawings and layout plans as well as all associated documentation may be viewed at the Lake District National Park Authority's website www.lakedistrict.gov.uk/planning/applicationsanddecisions, search using the reference numbers. For the avoidance of doubt, the consents refer to the property as New Knipe Fold.















Step outside

Electric gates open to an exceptionally generous parking area – there's certainly room for family and friends to visit and park on site or for boat or camper storage. The back of the house retains its privacy thanks to an established beech hedge along the lane. Walk round to the front of Grey Fells and the seating terrace and garden are all about the wonderful south facing views.

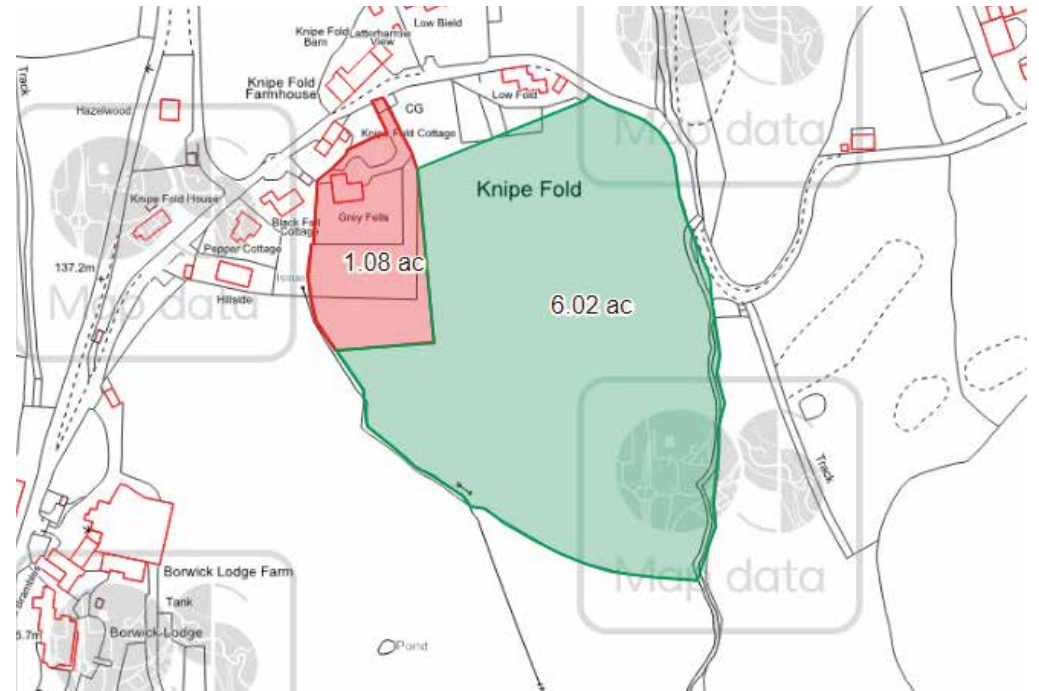
Along the front of the house is a composite wood effect deck with plenty of space for several arrangements of garden furniture. Steps lead down to a lower-level lawn which is bordered by a mixed hedge, a second lawn sits beyond and is separated from the field with a row of laurels.

The adjacent paddock (c. 6.02 acres) is available separately. There is vehicular access off the lane.

We have a wide variety of garden birds visiting and in the winter months often see deer. We extended the garden into the adjacent field as we wanted a larger area for the children. Previously, we've let the field to a local farmer for cattle and sheep grazing.





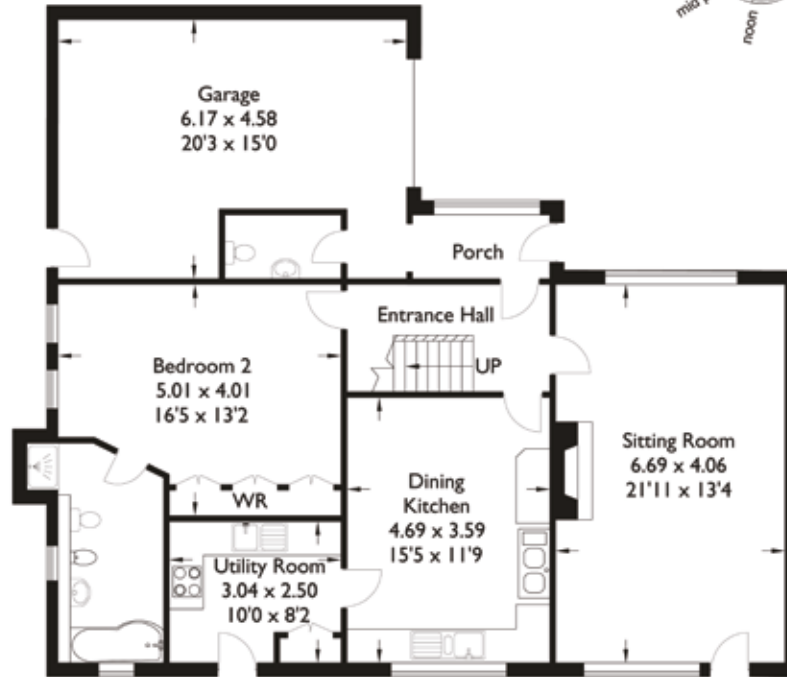
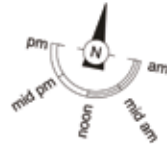


Grey Fells

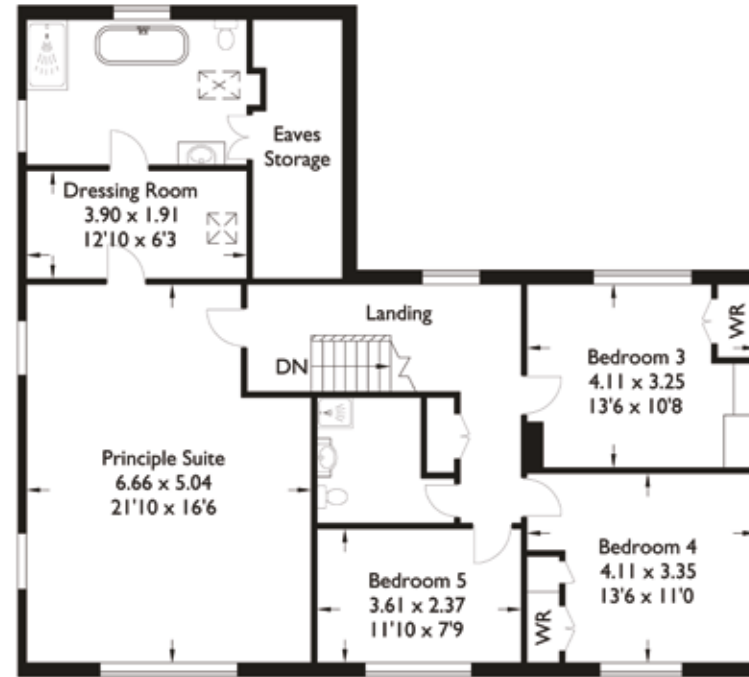
Approximate Gross Internal Area : 201.99 sq m / 2174.20 sq ft

Garage : 28.20 sq m / 303.54 sq ft

Total : 230.19 sq m / 2477.74 sq ft



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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FURTHER INFORMATION

On the road

Hawkshead	1.3 miles
Coniston	3.4 miles
Ambleside	4.1 miles
Grasmere	8.1 miles
Windermere	8.3 miles
Kendal	16.6 miles
M6 J36	23.1 miles
Oxenholme (railway station)	20 miles
Manchester	90.7 miles
Manchester airport	98 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Standard speed available from Openreach of 15 Mbps download and for uploading 1 Mbps.

Mobile

Indoor: EE, O2 and Vodaphone for both Voice and Data. There is no indoor service for Three.

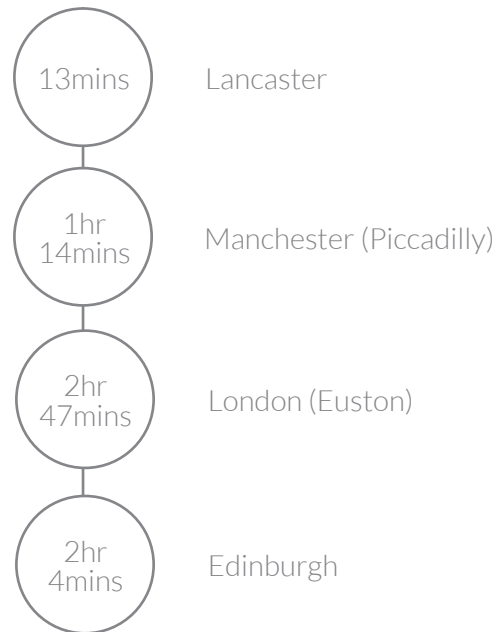
Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

There is a station at Windermere on a branch line with regular services to Oxenholme.



Services

Mains electricity and water. Drainage to a sewage treatment plant located within the boundaries. The 1960s section of the dwelling has electric storage heaters. In the 1980s extension there is 'wet' electric central heating from an Electroheat boiler in the utility room. Security alarm.

Directions

what3words caravans.plan.trouser

Use Sat Nav **LA22 0PU** with reference to the directions below:

From Ambleside head on the A593 towards the Langdales and Hawkshead, at Clappersgate turn left over the River Brathay signposted B5286 Hawkshead and continue into Outgate. After passing the Outgate Inn on the left hand side, continue for approximately ¼ mile and turn right signposted Field Head and Knipe Fold. Proceed down the lane and it's the third drive on the left.

Local Authority

Westmorland and Furness Council – business rates are payable. Rateable Value of £3,350 (with effect from 01.04.23). Purchasers are advised to make their own enquiries regarding the amount payable.

Things to do in the area

Local leisure activities

Places to visit – included within the vast array of Lake District attractions there are many National Trust locations to visit locally, including Beatrix Potter's house Hill Top at Near Sawrey and The Beatrix Potter Gallery in Hawkshead, The Steam Yacht Gondola on Coniston Water and the Claife Viewing Station on the shores of Lake Windermere.

Brockhole on Windermere, the Lake District National Park Authority's visitor centre

For sailing and boating on Windermere - Royal Windermere Yacht Club and the Windermere Motor Boat Racing Club

Water sports and equipment hire at Fell Foot Park, Newby Bridge

Golf courses at Windermere, Crook, Grange over Sands and there are two at Kendal

Theatre at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick

Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Cinema at The Royalty in Bowness on Windermere, Zeffirellis and Fellinis, both at Ambleside and The Brewery in Kendal

Spa and gym facilities at several local hotel and of course there is the opportunity for wild swimming in the many lakes and tarns

Places to eat

A food lover's paradise, here is a small selection to get you started on your culinary exploration of the area

Informal dining, cafes and pubs

The Drunken Duck Inn, Barngates, Ambleside

The Outgate Inn, Outgate

The Queens Head, The Red Lion and The Sun Inn, all in Hawkshead

Joey's Café at Wray Castle, Claife Viewing Station and during the summer at Hill Top

Cuckoo Brow Inn, Far Sawrey

Tower Bank Arms, Near Sawrey

Chesters by the River, Skelwith Bridge

Fine dining restaurants

The Old Stamp House Restaurant and Kysty, both in Ambleside

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

Forest Side Hotel (Grasmere)

Great walks nearby

Where do we start? This is The Lake District after all and there are 214 Wainwrights fells to conquer but in the immediate locality there is the highly scenic Tarn Hows which has a surrounding path accessible for all, Grizedale Forest has a variety of routes for all abilities (on foot and by bike, with bike hire available) and there's a good circular walk from Grizedale Forest to Knot Coppice. There is a super lakeside walk from Hawkshead to Wray Castle and pleasant walks to Hawkshead Hill and up Claife Heights where you'll be rewarded with stunning views of Lake Windermere.

Schools

Primary

Ambleside CoE Primary School

Hawkshead Esthwaite Primary School

Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge (11 – 18 years)

Windermere School (Independent)

Further Education

Lancaster University

University of Cumbria (Lancaster campus)

Lancaster and Morecambe College

Kendal College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed. It may well be that additional item of furniture and the free standing kitchen appliances are included in the sale, please ask the Agents about any items that are of interest.

Guide price £1,200,000

Council Tax Band:

Tenure
Freehold



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