



4 Michaels Nook
Grasmere | Ambleside | The Lake District | LA22 9RX

FINE & COUNTRY

4 MICHAELS NOOK





Welcome to 4 Michael's Nook, Grasmere, LA22 9RX

With wonderful views of the surrounding Lakeland fells, a spacious and immaculately presented single level apartment forming part of this exclusive, private and very secluded country house conversion.

With many impressive architectural details of the Victorian period, this gentleman's former residence was in later years an exclusive country house hotel. In the early 2000s it was subdivided, with great care and attention to detail, to create four individual and bespoke homes with a fifth detached property forming part of the secure, gated estate. No.4 is a generously proportioned apartment with private access at the rear of the building, the tasteful accommodation offers a glazed vestibule, spacious hallway, reception room with space to sit and dine, a well-equipped breakfast kitchen and two double bedrooms, both of which have attractively appointed ensuite bathrooms. Fixtures and fittings are of a high standard and the apartment has been carefully maintained and looked after. Many of the contents are available to purchase by further negotiation, it is potentially a turnkey solution for those seeking a first or second home in this quiet and peaceful setting. As holiday letting is not permitted, the property and grounds retain an air of exclusivity, security and privacy that is a great tonic in a busy world.

If you're considering a property to lock up and leave periodically then there's peace of mind and security with the electric gates and the management company owned by the leaseholders looks after garden maintenance and the upkeep of the main structure, so when staying here there is nothing for you to do but relax and enjoy it all.

Michael's Nook is situated a short walk into the ever-popular Lake District village of Grasmere where you can browse the shops and galleries and enjoy dining out. In the heart of the National Park this is a fabulous location if you are keen on getting out and about, whether on two feet or two wheels. It's also the ideal base for exploration of the wider lakes by car.









Location

There's not much that hasn't been said or written about the unrivalled beauty of Grasmere and the Lake District over the years.

A magical and inspiring corner of north west England, the Lake District National Park was established in 1951 and was designated a UNESCO World Heritage Site in 2017. The area is famous for its lakes, mountains, forests and literary associations with former residents, William Wordsworth, Beatrix Potter and John Ruskin to name but a few.

Situated at the very heart of the Lake District, Grasmere offers great access to the fells, lakes, tarns and villages and has much to offer the Lakeland resident and visitor alike. Grasmere has a Co-op supermarket, a collection of independent shops and galleries to browse and a great choice of places for refreshments offering everything from light bites to fine dining.

Whether you're choosing the area 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, watersports, wild swimming or simply pottering around the shops the Lake District has something for everyone.



STEP INSIDE

There's a relaxed and peaceful atmosphere throughout the apartment; it's refined and elegant in presentation and offers splendid Lakeland views from every room emphasizing the unique nature of the setting of this property.

Wide steps with wrought iron handrails lead up to a seating terrace with a lovely view of the fellside of Stone Arthur rising to the north. French doors open to the vestibule providing a space for coats and shoes. Step through into the spacious hall which offers plenty of room for meeting and greeting also having a boiler/laundry cupboard. Starting here and running throughout you'll note that skirting boards and architraves are stained to match the hardwood classically styled six panel doors. Décor and furnishings are neutral, easy on the eye and collectively create a calm and harmonious aesthetic.

The reception room is a generous and sociable space with plenty of room for numerous arrangements of furniture. Sofas placed around the wood burning stove, sitting on a classic grey marble hearth, enable hunkering down in the colder weather in front of the TV, the dining table is lovely for getting together with family and friends over dinner, and a couple of additional armchairs in the bay window offer the ideal spot to appreciate this unique aspect of Michael's Nook with Silver Howe and Lang How beyond. South facing, the sun shines in most of the day, this is a choice spot for reading or enjoying a quiet moment.

The views from the breakfast kitchen as you wash the dishes is over the gables and roofscape of the rest of the house to Loughrigg. The space is extensively fitted with a range of units having cherry wood doors, they include a pantry cupboard, glass fronted display units and open shelving, complementary worktops are polished granite which extend into a peninsular breakfast bar. Hardwearing Amtico flooring completes the look.

There are two generous double bedrooms. The first has a delightful bay window with a view of both Stone Arthur and through the trees to the local landmark, "The Lion and the Lamb", otherwise known as Helm Crag. A small lobby at the room's entrance has a fitted wardrobe. The ensuite bathroom is well fitted with a Villeroy & Boch suite of bath, having a shower over, an oak fronted vanity unit with a Corian top, a WC, heated towel rail and Amtico flooring.

The second bedroom enjoys an alternative aspect, also including Stone Arthur but this time of the lovely, landscaped gardens. A small lobby upon entrance has a cupboard housing the hot water tank. The ensuite is attractively appointed with a Villeroy & Boch suite of shower over bath, wash basin, WC, heated towel rail and Amtico flooring.

Every room enjoys a view, the space is generous and the overall feeling is one of light and air. It's the perfect place to unwind and relax.













STEP OUTSIDE

Electric gates open to an impressive drive which sweeps up past the well-kept gardens to the property, bear right towards the garages and there is private parking for No.4 to the left of the block of four garages. The single garage on the far left is private to No.4. Continue round and there is there is additional space to park two cars in a bay opposite the entrance to the apartment. As well as three private spaces there is unallocated visitor parking along the drive for any guests.

The extensive gardens and grounds to Michael's Nook are exceptionally well tended and feature sweeping lawns and a wide variety of mature specimen trees and shrubs including a colourful display of magnolias, rhododendrons and azaleas in late spring.

Private for No.4, a wide set of external steps lead up to a paved seating terrace which offers an unobstructed view of the lower reaches of Stone Arthur fellside; a great place to set out table and chairs, although residents do also have the picturesque shared grounds at their disposal.



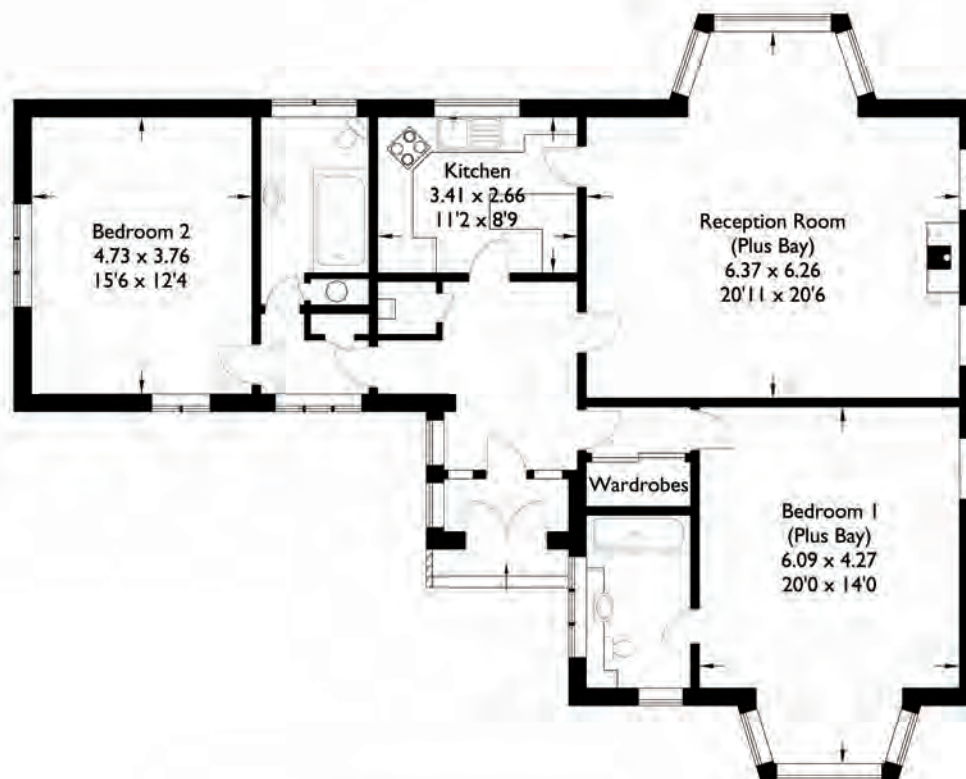




4 Michaels Nook Grasmere

Approximate Gross Internal Area : 119.31 sq m / 1284.24 sq ft

Total : 119.31 sq m / 1284.24 sq ft



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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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 25.04.2025



FURTHER INFORMATION

On the road

On the road

| | |
|-----------------------|------------|
| Grasmere | 0.7 mile |
| Elterwater | 3.5 miles |
| Ambleside | 4.8 miles |
| Bowness on Windermere | 10.2 miles |
| Keswick | 12.2 miles |
| Manchester | 89.6 miles |

A bus stop for services to Kendal, Windermere and Keswick is situated on the main road and highly convenient.

Transport links

| | |
|-----------------------------|-------------|
| M6 J36 | 24.2 miles |
| Oxenholme (railway station) | 21.1 miles |
| Manchester airport | 99.1 miles |
| Liverpool airport | 104.6 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.

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 branch line station at Windermere providing services to Oxenholme.

Three is not reported as providing any service.

Outdoor: EE, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data. Three is reported as providing a 'likely' Voice service but a 'limited' Data service.

Broadband and mobile information provided by Ofcom.

Schools

Primary

Grasmere School
Ambleside CoE Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge

Further Education

Kendal College
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster University

Directions

what3words.toggle.mystery.feasting.

Use Sat Nav **LA22 9RX** with reference to the directions below:

Approaching Grasmere from Ambleside along the A591 at the mini roundabout take the second exit and continue straight ahead. Turn right immediately before The Swan hotel and follow the road up and round. The gated entrance to Michael's Nook is on the right. Electric gates secure the site and individual post boxes for the five properties are set into the wall.

Internet Speed

Broadband

Superfast speeds potentially available from Openreach of 66 Mbps download and for uploading 14 Mbps.

Mobile

Indoor: EE, Three and Vodafone are both reported as providing 'limited' services for both Voice and Data. O2 is reported as providing 'likely' Voice service but a 'limited' Data service.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler (new in 2022 and at that time with a 15 year guarantee) in the laundry/boiler cupboard off the hall. Heating controllable via the NEST mobile app. Security alarm.

Things to do

Whatever the weather the Lake District has a vast number of attractions to keep the whole family entertained

Places to visit

In Grasmere itself, soak up the history at Dove Cottage and the Wordsworth Museum

National Trust locations include Beatrix Potter's house Hill Top, Acorn Bank, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck.

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

Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere

Jetty Museum, Windermere

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

Cinemas and live music at Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal

Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Grizedale Forest - events, music and arts

Sport and recreation

Wild swimming and paddle boarding in the lakes and tarns

Boat hire at Faeryland, Grasmere

Sailing on Windermere, Coniston and Ullswater

Golf courses at Windermere and Keswick

Spa and gym facilities at several local hotels

Grizedale Forest - endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as Go Ape tree top courses

Places to eat

A food lover's paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

Informal dining, cafes and pubs

Tweedies, The Yan Bistro at Broadrayne, The Jumble Room,

Mathilde's Café and The Swan, all in Grasmere

Chesters by the River, Skelwith Bridge

Zeffirellis, Fellinis, Force café, The Schelly, Bellis Cafe & Bistro, The

Apple Pie Café and Bakery, The Flying Fleece, Fresher's Café, Mr

H's, Copper Pot Café and Ambleside Tap Yard, all in Ambleside

Fine dining restaurants

Forest Side Hotel, Grasmere

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside

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

L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

Straight from the door there are recognised routes by a network of lanes and footpaths for every age and ability. Head to Silver Howe, Helm Crag (often referred to as 'The Lion and the Lamb' due to the distinctive shape of its summit) or over to Elterwater. Passing through Grasmere there is also the Coast to Coast footpath. On a wider level the Lake District has 214 Wainwrights fells to explore and enjoy.

Guide price £675,000

Council Tax band F

Tenure

Long leasehold for the balance of a 999 year lease which commenced on 1/1/2007. The freehold is vested in the Michael's Nook Management Company Ltd, each property (No.s 1 to 4 Michael's Nook) holding 25% of the shares. An annual service charge is payable (approx. £3,000 in 2025) to cover the upkeep of the main structures (house and garage block) and grounds. Costs and services are agreed by the four residents. The Cottage (a detached property adjacent to the main residence) pays a 20% share of drive and gate costs.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: Bosch gas hob, double electric oven and fan. Liebherr fridge/freezer, NEFF slimline dishwasher freestanding Hotpoint washer dryer. Available by way of further negotiation are most of the contents.

Local Authority

Westmorland and Furness Council



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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