



Beck Cottage
Meadow Brow | Grasmere | The Lake District | LA22 9RR

BECK COTTAGE





Welcome to Beck Cottage, Meadow Brow, Grasmere, LA22 9RR

An amazing setting on the lower slopes of Stone Arthur with a striking backdrop and views of the dramatic skyline of the surrounding Lakeland fells, Beck Cottage possesses a discreet, secluded and unrivalled position.

This impressive, detached house was newly built in 2020 and will appeal to those who appreciate the benefits of modern construction and a contemporary styled interior all wrapped within a traditional exterior of local stone and slate.

Beck Cottage offers high specification appointments and a carefully curated interior design with spaces that are light filled and generously proportioned. Bespoke furniture complements beautifully and is available separately, should you wish to achieve the entire look.

The well-designed layout is practical, easy to run and a pleasure to occupy, the spacious hall has a coat cupboard and cloakroom, the elegant sitting room is large and square, and there is a hospitable dining kitchen and comprehensive utility room. To the first floor off an airy landing is the principal bedroom with an ensuite shower room, the second double bedroom also has an ensuite shower room and there are two further double bedrooms served by the family bathroom.

Landscaped gardens adjoin open fields and have several skillfully designed seating areas to ensure that the sun and fabulous views may be thoroughly enjoyed throughout the day. In terms of parking, there is a single garage and two further private parking spaces.

Within a small enclave of properties, set back off the road and within walking distance of Grasmere village this is a super location as it offers great accessibility for amenities, a central base for exploring the wider National Park and moreover, peace and tranquility, even on the busiest of days in the height of the season.

Perfect as a permanent residence, as a relaxing bolt hole or as an investment with great letting potential, bespoke coordinated contents are available to provide a turnkey solution to your Lake District property search.









Location

Views, views and even more views! From both inside and out in the garden there are wonderful views direct to the fells. Looking north there are the iconic Helm Crag and equally mighty Steel Fell and to the west, Stone Arthur and Seat Sandal. Indeed, it's on the lower slopes of Stone Arthur that Beck Cottage is comfortably nestled. The fell is actually the south western ridge of Great Rigg, but was given the status of a separate fell by Alfred Wainwright in his 'Pictorial Guide to the Lakeland Fells' as it had a summit with "a short wall of rock like a ruined castle". This outcrop appears particularly impressive when viewed from Grasmere village, from where the higher fells are hidden.

Set back off the road, Beck Cottage is set in a small cluster of individual properties, a select community which provides the security of neighbours without compromising privacy.

The unrivalled beauty of Grasmere and the Lake District has been an inspiration to many over the centuries, established as a National Park in 1951, it covers an area of 912 square miles and in 2017 was designated a UNESCO World Heritage Site. 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.

Centrally placed, Grasmere offers great access to the fells, lakes, tarns and villages and has much to offer residents and visitors alike with a host of independent shops and galleries, a Co-op supermarket and wide choice of places for refreshments; everything from quick bites to fine dining. From the front door the village is about a mile's drive or walk away and there's a bus stop near the bottom of the drive. An enjoyable drive over Dunmail Raise and along the side of Thirlmere will take you to Keswick which is lovely for shopping and eating out. There is a branch of Booths supermarket there and also in Windermere.

Whether you're looking for rest and relaxation, quiet contemplation and inspiration or exertion and exhilaration there is something for everyone here. Striding out on the fells, cycling the lanes, wild swimming or simply pottering around the shops, the Lake District is perennially popular.

“ We're keen walkers which was one of the reasons we sought a home in Grasmere. The ability to walk straight from the door is a source of great pleasure for us. It feels safe here, we're tucked away. From the road you wouldn't even know Beck Cottage existed.”





STEP INSIDE

There's a relaxing atmosphere to the interior of Beck Cottage, pared back and thoughtfully presented with an emphasis on quality and timeless style. It's a tailored look that is calm, restful with a palette of gentle colours.

The front door opens into a hall with oak boards having a blue/grey wash echoing the colours found in Lakeland stone. The hall has a light, fresh, airy feel. A coat cupboard is handy for stashing away outdoor gear and there's a cloakroom with Villeroy and Boch wash basin and WC (as is indeed all the sanitaryware, with Mira shower trays). Under the stairs is a fitted upholstered bench with dedicated storage for coats and footwear.

Laid with Karndean flooring, the dining kitchen is a convivial space with room for extensive cabinets, integral appliances for a seamless look, a breakfast station and raised counter with space for three or four stools, beyond which is the floor space for a good sized dining table. The aspect is straight out to the fell and provides a fascinating and every changing view of grazing sheep and cows.

The elegant sitting room is generous in proportions, has an enviable triple aspect to welcome in natural light and commands fabulous views, especially through the French doors which draw one forward to take in the sheer scale of the mountain range. For atmosphere there's a Clearview woodburning stove set within a stone fire surround and the oak flooring from the hall has been continued through. Completing the picture on the ground floor is a practical utility room and an inner hall where a side door opens to the garden and provides a short cut to the garage and parking.

The sense of light and space continues to the first floor where a roomy landing provides access to four restful bedrooms, two of which are ensuite, and the family bathroom. A cupboard housing the hot water tank is useful for airing. All the bedrooms look out to the fields of Stone Arthur, completely private and only overlooked by the sheep.

The bedroom furniture has been commissioned from BJD Bespoke Interiors, Cheshire. Some items are included in the sale, others separately available. The principal bedroom is elegantly fitted with a range of bespoke wardrobes with a central dressing table. Matching sets of bedside drawers and the headboard are available separately. The ensuite shower room has a large rainfall shower, floating wash basin and WC. An illuminated mirror fronted cabinet provides storage. The second bedroom has an open fronted wardrobe with upholstered bench and storage compartments. The upholstered headboard with integral illuminated side tables is available separately. This bedroom has the advantage of an ensuite shower room with a large rainfall shower, floating wash basin and WC.

All furniture in the third double is excluded but separately available and in the fourth and final double room, the bunk beds with integral illuminated cubby holes, outer steps and storage cupboard is all included. Should you wish, the matching desk and shelving are available separately.

The family bathroom has both bath and a separate large rainfall shower, together with a floating wash basin and loo. The bathroom and ensuites feature chrome heated towel rails and ceramic tiled floors.



We're keen walkers which was one of the reasons we sought a home in Grasmere. The ability to walk straight from the door is a source of great pleasure for us. It feels safe here, we're tucked away. From the road you wouldn't even know Beck Cottage existed."















STEP OUTSIDE

Gardens surround Beck Cottage and have been purposefully designed to sit comfortably within the natural landscape, to elongate the views and ensure there is no visual distraction from the splendid setting.

Sitting out here in the garden is incredibly relaxing, surrounded by nature with fabulous views of the immediate patchwork of fields interspersed with craggy rock outcrops. Beyond the undulating fields, the fells rise sharply, ensconcing the valley and making it feel sheltered and a true haven.

The morning sun lands on the seating area between the house and garden and is favoured spot for an outdoor breakfast as the sheep quietly graze in the adjoining field. The main garden to the north enjoys afternoon sun on the bottom terrace and evening sun on the top one, perfect for a chilled glass of your chosen tippie as you embrace the last rays of the day.

The main garden is approached over a charming Lakeland stone bridge which crosses a small stream as it flows down to the lake. Once across, there is a striking pair of circular stone walled seating terraces, reminiscent of sheep enclosures on the upland fells, these provide definition, privacy and shelter and are both contemporaneous and deeply traditional at the same time. The higher terrace has a built-in curved slate bench, take up some cushions, light a fire pit and you're ready to go. From up here, under the dappled shade of the oak tree, you'll be able to enjoy the restful sound of the passing beck as it flows down through the garden.

Within a row of three, there is a single garage, the one nearest belongs to Beck Cottage, along with two private parking spaces. The garage has internal power and light. Contemporary carriage lights provide external illumination around the house.



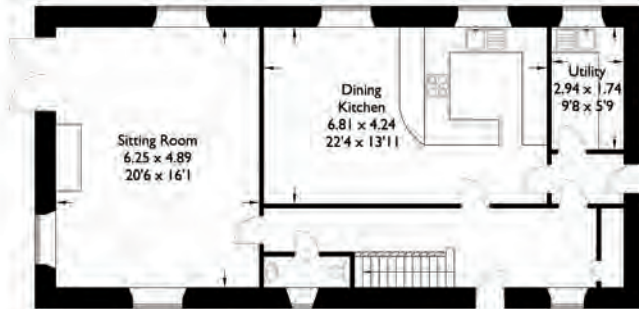


Beck Cottage

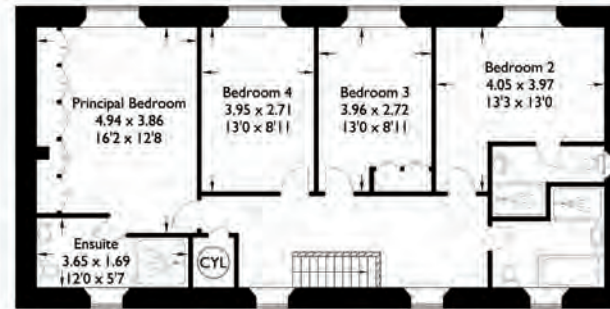
Approximate Gross Internal Area : 170.50 sq m / 1835.24 sq ft

Garage : 18.69 sq m / 201.17 sq ft

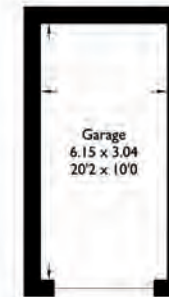
Total : 189.19 sq m / 2036.42 sq ft



Ground Floor



First Floor



Outbuilding

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		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

FURTHER INFORMATION

On the road

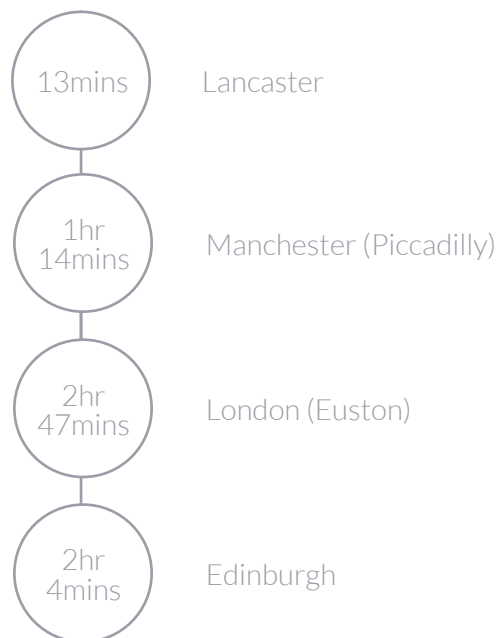
Grasmere	1 mile
Ambleside	5.1 miles
Windermere	9.5 miles
Keswick	11.9 miles
Kendal	17.9 miles
Manchester	89.9 miles

Transport links

Windermere station	9.7 miles
Oxenholme station	21.4 miles
M6 J36	24.5 miles
Manchester airport	99.4 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.

Please note

The drive from the public highway is owned by a third party with Beck Cottage benefiting from full rights of access subject to a sixth share of repair and maintenance obligations. There is the balance of a 10 year NHBC warranty which commenced in 2019/20.

There is a pedestrian right of way on the path in front of Meadow Brow to Beck Cottage's front door.

Schools

Primary

Grasmere School
Ambleside CoE Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge
Windermere School (Independent)

Further Education

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

Directions

what3words [tracks.nourished.prettiest.](#)

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

Approaching Grasmere from Ambleside along the A591 at the mini roundabout proceed straight over as if heading towards Keswick. After passing The Swan on your right, take the second driveway on the right (before the Traveller's Rest Inn), cross the cattle grid and proceed up the drive as it climbs through the field. As you near the properties, bear round to the left passing Winterseeds and around the corner. Meadow Brow is on the left with Beck Cottage tucked away at the back, adjoining the foothills of Stone Arthur. There is a row of three garages, the lefthand one belongs to Beck Cottage.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 27 Mbps download and for uploading 2 Mbps.

Mobile

Indoor: EE and Vodafone are reported as providing 'limited' services for both Voice and Data. O2 is reported as providing 'likely' Voice services and 'limited' Data services. Three is not reported as providing any services.

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

Broadband and mobile information provided by Ofcom.

Local leisure activities

Places to visit

Whatever the weather, the Lake District has a vast array of attractions to keep the whole family entertained: 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

Places to eat

A food lover's paradise, here is a selection:

Informal dining, cafes and pubs

The Traveller's Rest Inn, Tweedies, The Yan Bistro at Broadrayne, Mathilde's Café and The Swan, all within walking distance in the village
Chesters by the River, Skelwith Bridge
Zeffirellis, Fellinis, Force café, The Shelly, 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

Great walks nearby

Straight from the door there are recognised routes along a network of lanes and footpaths for every age and ability. The owners recommend the walk to Grisedale Tarn and then over to the Helvellyn range. You could tackle Helm Crag (often referred to as 'The Lion and the Lamb' due to the distinctive shape of its summit) or Silver Howe and then onwards over to Elterwater. You may also like the Grasmere to Patterdale section of Wainwright's Coast to Coast Walk. On a wider level the Lake District has 214 fells to explore and enjoy as identified in Alfred Wainwright's 'Pictorial Guide to the Lakeland Fells'.

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

Special occasion dining

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

Services

Mains electricity, gas, water and drainage. Gas fired central heating from an Ideal boiler in the utility room. Security alarm and two RING doorbells.

Guide price £1,600,000

Westmorland and Furness Council
Council Tax band G

Tenure
Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Novy induction hob with pop up extractor fan, a pair of ovens, combination microwave, warming drawer, fridge, freezer and dishwasher (all NEFF), Dunavox temperature-controlled wine store and a Quooker instant hot water tap. Some items in the bedrooms are included, others are available - please refer to main text.

Most of the remaining furniture, as well as the Hotpoint washing machine and the LG tumble dryer is available by further negotiation. Many items were custom made for Beck Cottage by BJD Bespoke Interiors, Cheshire.



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

follow Fine & Country Windermere on



Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

