



Grasmere

£1,100,000

Silver Beck, Red Bank Road, Grasmere, Ambleside, Cumbria, LA22 9PX

Enjoying an elevated position overlooking Grasmere lake and having stunning fell views, as well as private lake shore access. With superb walks from the doorstep and Grasmere village just a short stroll away, this bright 3 bedroomed, 3 reception, 1 bathroomed detached Lakeland home is perfect for family living, relaxing at weekends or for holiday letting. There is a detached garage, informal woodland gardens and stunning views along with scope for some upgrading this truly is a superb opportunity.

The "upside down" accommodation includes two bedrooms, snug (with access to the generous undercroft) and a bathroom on the ground floor, whilst on the first floor is a lounge with a private balcony, dining room, kitchen on the first floor, and primary bedroom all making the most of the stunning views. Enjoying the added bonus of lake access, your heart will be racing - come and see.

Quick Overview

- Detached 3 bedroomed house with magnificent views from an elevated position
- 3 reception rooms, 1 bathroom
- Magnificent views
- Private lake frontage access
- Peaceful setting close to Grasmere amenities
- Walks from the doorstep
- In need of some upgrading
- Gas central heating
- Detached garage and driveway parking
- Standard (29Mbs) Broadband Available*



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3



F



Standard
Broadband



Detached Garage

Property Reference: AM4034



Lounge



Dining Room



Balcony with Fell and Lake View



Kitchen

Location Beautifully located on the quiet road which links Grasmere with Elterwater, Silver Beck may be approached from the centre of Grasmere village from the direction of Ambleside by taking the left hand turn just past St Oswald's church (where William Wordsworth is buried) passing the Grasmere Gather/ Thirteen Valley café on your left. Continue along Red Bank Road for a distance of around half a mile, and the shared entrance driveway (sign for Silver How) is found on the right hand side. Enter between the short stone pillars and continue up the shared drive, passing Silver How on your left winding your way up as the driveway becomes steeper. Note. There is an acute bend just after Silver How so low gear and care to be taken. Silver Beck is at the top with magnificent views as your reward. Parking on the driveway in front of the garage.

What3Words ///eased.empires.photos

Description This attractive detached home in its elevated position overlooking Grasmere lake, is wonderfully bright and offers adaptable accommodation with truly superb fell and lake views, as well as the added bonus of lake shore access. Quietly placed far enough out of Grasmere Village so as not to be troubled by the hustle and bustle, and yet within strolling distance for a drink or two or perhaps an evening meal, the accommodation design features heavily on large windows letting in plenty of light and opening up those marvellous views.

Entered via an entrance hallway which leads to two spacious double bedrooms as well as a useful snug/hobby room which has access to a generously sized undercroft - ideal for storing larger family items. The three piece bathroom is situated on this level, having tiled walls and floor it includes a panel bath with Mira shower over, a pedestal wash hand basin and WC.

The open tread timber stairway leads to the first floor landing and beyond to the dual aspect lounge with picture window and external glazed door to the balcony where the spectacular fell and lake views can really be appreciated fully - ideal for that morning coffee, or perhaps a glass of something cool at the end of the day. There is a separate bright dining room enjoying woodland views and having a glazed external door to the flagged patio area, another ideal spot to relax in such tranquil surroundings. The kitchen has tiled walls and floor, and is fitted with country style wall and base units with complementary work surface having integrated Franke sink and drainer, there is also a Belling 5 ring gas stove and a Siemens dishwasher. The utility room just beyond has plumbing for an automatic washing machine, a cupboard housing the hot water cylinder and an external door.

The primary bedroom is dual aspect with picture window and external glazed door to the balcony with yet more breath taking views including fell, lake and surrounding countryside - truly idyllic. Additionally there is a shower unit in a corner unit, and a wash basin.

Outside, the boiler room provides storage for garden and outdoor equipment and houses the Ideal gas boiler. The garden wraps around the property, and is simply beautiful - private and tranquil in equal measure and full of birdlife and more than the occasional visiting red squirrel, accompanied by the soothing sounds of the babbling brook. Also included in the sale is a strip of land with private lake shore access, this is a real delight, and opportunities to purchase such are rare indeed - don't miss out, come and see for yourself.



OS Map ref 1158849



Fell and Lake View



Kitchen



Kitchen



Bedroom 1



Bathroom

Accommodation (with approximate dimensions)

Covered Porch

Entrance Hallway

Bedroom 2 14' 3" x 14' 1" (4.34m x 4.29m)

Bedroom 3 14' 1" x 10' 7" (4.29m x 3.23m)

Snug/ Hobby Room 10' 1" x 6' 11" (3.07m x 2.11m)

Undercroft 32' 10" x 4' 0" (10.01m x 1.22m)

Bathroom

First Floor

Landing

Lounge 19' 3" x 14' 7" (5.87m x 4.45m)

Balcony 38' 11" x 7' 7" (11.86m x 2.31m)

Dining Room 14' 5" x 9' 11" (4.39m x 3.02m)

Kitchen 11' 11" x 9' 11" (3.63m x 3.02m)

Utility Room 7' 3" x 5' 6" (2.21m x 1.68m)

Cloakroom WC

Bedroom 1 14' 3" x 14' 0" (4.34m x 4.27m)

Outside

Store/ Boiler Room 6' 10" x 6' 11" (2.08m x 2.11m)

Gardens Enjoying a peaceful and private setting the wrap around garden includes areas of woodland with a variety of mature shrubs and trees including Rhododendrons, featuring a delightful stream winding through. Having plenty of areas in which to sit and enjoy the tranquil surroundings, there really is something for everyone. This area is a haven for wildlife and is a real delight.

Detached Garage 16' 11" x 9' 00" (5.16m x 2.74m) The driveway allows for turning provision and car parking. There is an outside tap and outside light points.

Lake Shore Access Accessed across the road via a lockable pedestrian gate, with natural lakeshore rushes making this magical spot a super place for picnics, a paddle or swim.

Property Information

Services The property is connected to LPG gas, mains electric and water. Private drainage to a shared septic tank located on the neighbouring properties land. The current owners have made enquires and it is possible to install a new septic tank on Silver Becks own land.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure Freehold.

Council Tax Westmorland and Furness District Council - Band G



Patio Balcony



Grounds



Silver Beck



Fell and Lake View

Request a Viewing Online or Call 015394 32800

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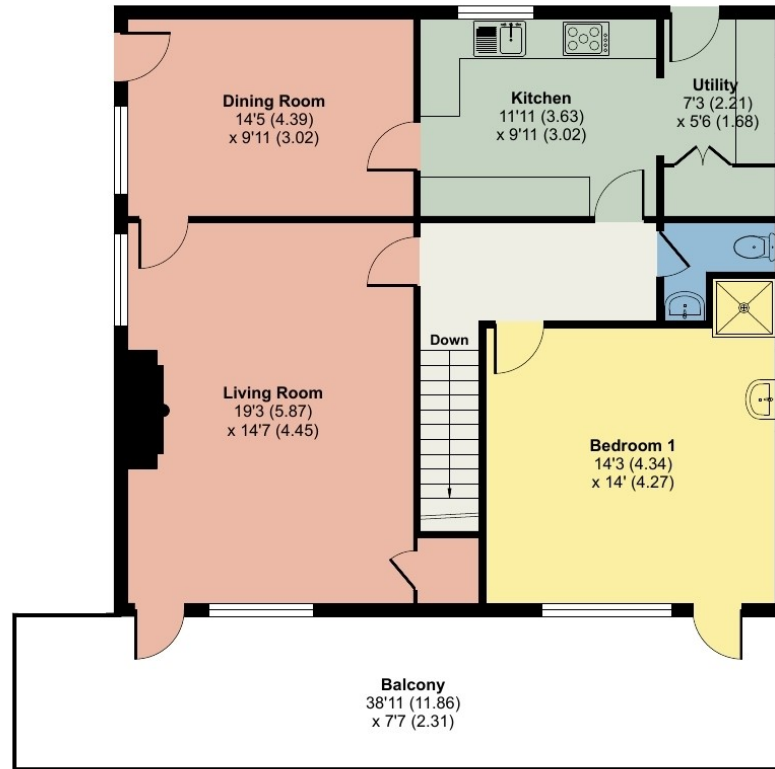
Approximate Area = 1768 sq ft / 164.2 sq m

Garage = 153 sq ft / 14.2 sq m

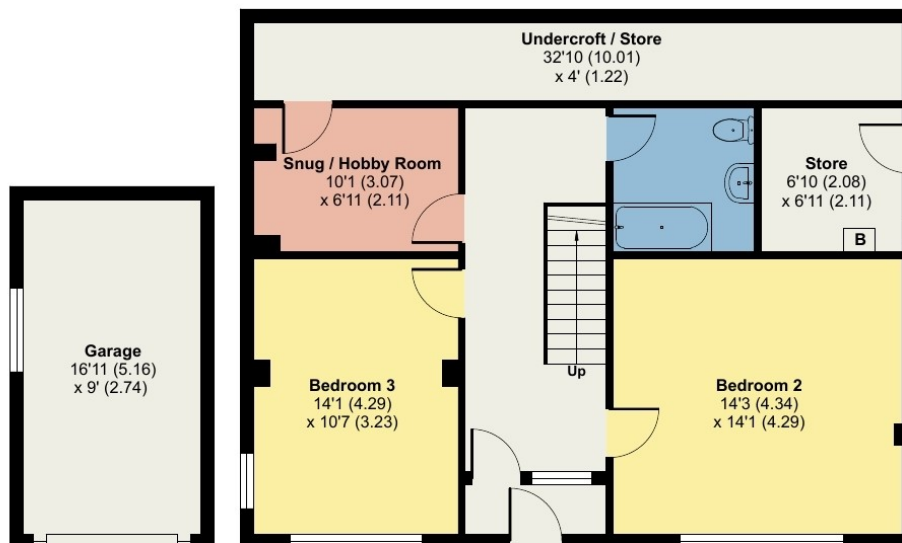
Store = 46 sq ft / 4.2 sq m

Total = 1967 sq ft / 182.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1107119

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