

Ambleside

£675,000

Brockstone Cottage, White Moss, Ambleside, Cumbria, LA22 9SF

Sitting and enjoying the magnificent views over Rydal Water and mountain views from this 2 bedroomed detached home it is easy to see why the Lake District is now a World Heritage site.

Set in an idyllic location and enjoying sensational south facing views this attractive detached home has a unique charm that will capture the hearts of all who view. With a reception room and kitchen to the ground floor, 2 bedrooms, 1 bathroom to the first floor plus plenty of parking provision there is space for everyone and much to enjoy.

Quick Overview

Charming detached home

2 Double bedrooms

Peaceful rural setting

Beautiful walks from the doorstep

Outdoor store

No chain

Currently a successful holiday let

Ideal weekend retreat or family home

Off road parking for 3/4 cars

Standard 13Mbps Broadband



2



2



1



E



Standard
Broadband



Off Road
Parking

Property Reference: AM4045



Kitchen/Dining Room



Kitchen



Living Room



Living Room

Location From our office in Ambleside head north on the A591 to Grasmere passing Rydal Water and turning right immediately after White Moss car park. Proceed up the road passing Ladywood and taking the first right signed 'no through road'. At Town End Farm, where the road rises steeply before you drive past Heugh Folds, Tarn Cottages and Dunnabeck, the nearest neighbours.

The tarmac ends, and becomes a firm track. (No other cars go along this track) which ends at Brockstone Cottage. Beyond the private gate there is a spacious private car park which also has a turning area.

What3Words ///chestnuts.badly.fled

Description Brockstone Cottage is perched above Rydal Water, on the famous "Wordsworth Walk", also known as "The Coffin Route" The Sunday Times called this walk "possibly the finest three and a half mile walk in Western Europe" Originally being two cottages, built in about 1800 by the Le Fleming family for their Rydal Estate workers. Since the early 20th Century it has been one cottage with two bedrooms in the same ownership since 1976. Quietly positioned at White Moss above White Moss Tarn the property enjoys an exceptional level of peace and quiet being tucked well away from the centre of Grasmere but not so far that you could not stroll into the village for an evening meal or drink or two without having to find the car keys. You can also step from the garden straight onto the fell and walk to Rydal, Alcock Tarn or beyond to Heron Pike and the Fairfield Horseshoe.

As you go through the gate from the coffin trail you will find Brockstone Cottage peacefully placed in a delightful setting. To the front of the property there is a patio area perfect for sitting and relaxing after a long day on the fells with stunning views of Rydal Water and Lakeland fells. Entering the cottage you find the kitchen/dining room which has an open fire on a slate hearth perfect for a winter evening. The fitted kitchen perfect for a homecooked meal after a long day with ample storage space the kitchen has a Bosch 4 ring electric hob, oven and washer dryer, Lamona Microwave and Dishwasher and a Smeg fridge/freezer. Next door you will find the living room which is a perfect place to sit and spend some quality time with loved ones having a log burning stove on a slate hearth.

Upstairs both double bedrooms enjoy beautiful fell views to wake up to on a morning. Bedroom one enjoys beams vaulted on the ceilings and a built in cupboard with a wash basin with an ensuite shower room comprising of a shower, wc and heated towel rail. Bedroom two enjoys a built in wash basin with ample wardrobe and storage space. On this floor you will find the house bathroom comprising of a shower over a panel bath, wc, wash basin and heated towel rail.

Outside the property enjoys a woodland garden area with mature trees and shrubs with a summer house perfect for relaxing in, with space to sit out on the patio adjoining, making the most of the surrounding views. With another two stores one which has an oil boiler and one perfect for storing your bikes and gardening tools.

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/Dining Room 12' 9" x 11' 9" (3.89m x 3.58m)

Living Room 18' 0" x 11' 11" (5.49m x 3.63m)

First Floor

Bedroom 1 16' 3" x 11' 11" (4.95m x 3.63m)

Ensuite Shower Room

Bedroom 2 10' 10" x 9' 11" (3.3m x 3.02m)

House Bathroom

Outside

Summer house

Store

Patio

Woodland Garden

Property Information

Business Rates Brockstone Cottage has a rateable value of with the amount payable to Westmorland and Furness District Council for 2023/24 being £3,200 with the amount payable £1596.80.

Small Business Rate Relief may be available

Tenure Freehold.

Services The property has oil central heating and is connected to mains electricity and water with private drainage.

Note; We believe that the private drainage installation may not be fully compliant with current legislation which has been upgraded in recent years.

Energy performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.



Bedroom 1



Bedroom 2



View From Property



Front Patio

White Moss, Ambleside



Total floor area 114.6 m² (1,234 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/04/2024.