



3 Michaels Nook



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3 Michaels Nook, Grasmere, Ambleside, LA22 9RX

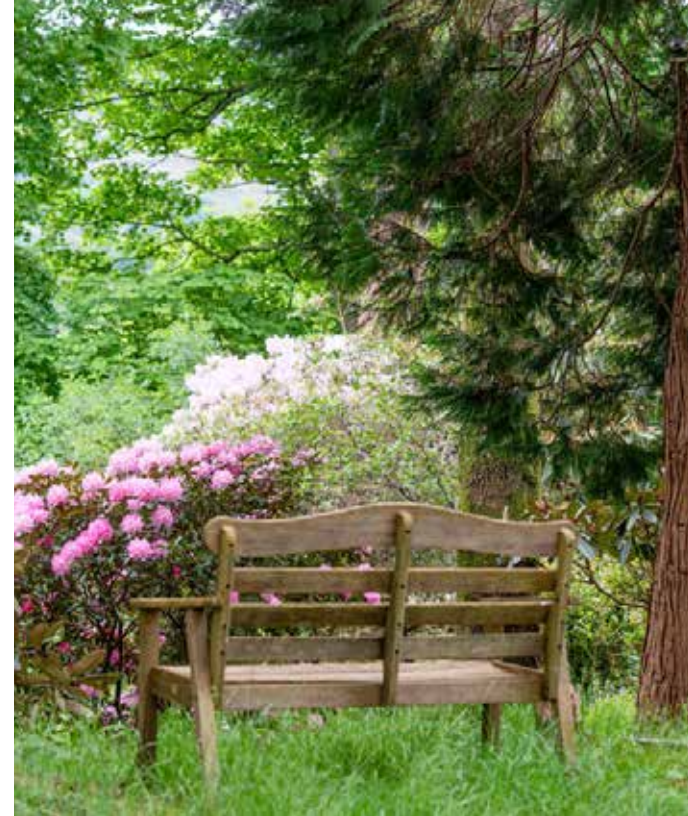
Grasmere has always been a popular and much-loved Lake District village. From the era of the Lakeland poets through to the modern day, it has been admired for its pretty lakeside setting and the dramatic sweep of the fells which surround it. It is these very fells that form the backdrop to Michaels Nook.

Dating from 1859 and more recently excelling as a highly acclaimed luxury country house hotel, Michaels Nook was converted in 2007 to provide four luxury properties of distinction. This unique home is one which will capture the heart of everyone who views. To be elegant and stylish, yet simultaneously welcoming and homely, is not an easy combination to successfully achieve but 3 Michaels Nook does so with ease.

You don't even have to reach the front door to identify that this wonderfully attractive stone-built home is something special, but it is as you step through the arched covered entrance porch that you begin to fully appreciate just what is on offer. The wonderful reception hall with galleried landing above and two imposing pillars leading to the dining room, breakfast kitchen with separate utility/storeroom and elegant drawing room with its cosy open fire create an impressive ground floor.

There is also a utility/boiler/boot room and cloakroom at ground floor level, whilst the first floor includes four double bedrooms, each with en-suite facilities (with the primary bedroom en-suite boasting a luxury 5 piece suite), and a home office.

The patio areas are private, peaceful and secluded whilst the beautifully colourful, mature communal gardens are looked after by a local gardener.



Quick Overview

Immaculately presented 4 bedroomed (all ensuite) home with home office

Private gated entrance

Perfect edge of village location

Stylish, bright and airy accommodation

Gorgeous views from property

Ideal weekend retreat or permanent home

Fabulous fell walks from the doorstep

Private patio seating areas and communal gardens

Detached garage plus driveway parking

Superfast (61 Mbps) Broadband available

Wired LAN network and in-ceiling sound system throughout







Location

Being on “the right side of the valley,” as 3 Michaels Nook is, means that you can enjoy the sun all day long, both inside and out, watching it set over the western fells in the late summer evenings and perhaps just as importantly, enjoy a little more winter sun well into the afternoon. It means in this instance too, that you can relax, even on the cloudiest and wettest of days, and enjoy an ever-changing view. You can even step out of the door and hike a whole host of wonderful fells, including the dramatic Helvellyn range and the Fairfield Horseshoe, or simply stroll up to one of the many pretty Lakeland tarns which surround this delightful village.

Alternatively, you could take a walk down to the lake shore or amble into the village itself, renowned the world over for its literary connections with William Wordsworth and the romantic poets, but also highly valued by all lovers of the Lake District for its scenic beauty, an excellent array of national and local independent shops and of course a variety of highly regarded traditional inns, cafes and restaurants. It really is the perfect setting whether you are seeking a splendid family home or a peaceful weekend retreat.



Welcome

Welcoming, double height and with an eye-catching chandelier, this entrance certainly has the wow factor having plenty of space whether greeting visitors, or sitting quietly. Merging seamlessly with the dining room. An elegant, locally made hardwood staircase leads to the first floor mezzanine landing.









Bright & Spacious Living

Specifications

Lounge

30' 2" x 21' 10" (9.19m x 6.65m)

Reception Hall

22' 7" x 14' 9" (6.88m x 4.50m)



This sumptuous dual aspect room with its large picture window, double French doors and elegant timber flooring is a delight. Spacious enough for all, yet maintaining that 'cosy' feeling for relaxing with friends and family with a real focal point being the open fire with its stunning marble fireplace and hearth and also benefiting from a feature circular reading alcove, tucked away from the rest of the room.



Kitchen

Specifications

Breakfast Kitchen

17' 4" x 15' 2" (5.28m x 4.70m)

This is a superb light kitchen. Dual aspect and also having a glazed external door to the covered porch area. Handmade locally by Colwith Interiors, there is a stylish range of wall and base units including a pullout larder unit, breakfast bar island with polished granite work surface with a Franke stainless steel sink and a half unit with mixer tap and with fabulous storage facilities beneath.

The heart of the home, with space to dine informally. Integrated appliances include a dual fuel AGA with 6 ring gas hob and 4 electric ovens/warming drawer with an extractor hood over. Additionally, there is a Bosch dishwasher and Liebherr fridge freezer.









Wine & Dine

Specifications

Dining Room

17' 5" x 15' 11" (5.31m x 4.85m)

Two imposing pillars define the entrance to the impressive dining room. This is a wonderful light and airy elegant room with delightful features including a glazed door leading to a private wisteria and rose clad patio and affording lovely views over the gardens. Having space to relax as well as to dine, this is a special space for entertaining friends and family.





En-Suite Bedrooms



Specifications

Bedroom One

19' 3" x 15' 11" (5.87m x 4.85m)

Bedroom Two

15' 9" x 15' 5" (4.80m x 4.70m)

Bedroom Three

17' 4" x 14' 5" (5.28m max x 4.39m)

Bedroom Four

17' 8" x 10' 0" (5.38m max x 3.05m)

Office

10' 6" x 8' 3" (3.20m x 2.51m max)



Bedroom One A spacious, high ceilinged, dual aspect double room with woodland views. A fabulous picture window includes a glazed external door to the private outside patio area and there is a range of contemporary fitted wardrobes.

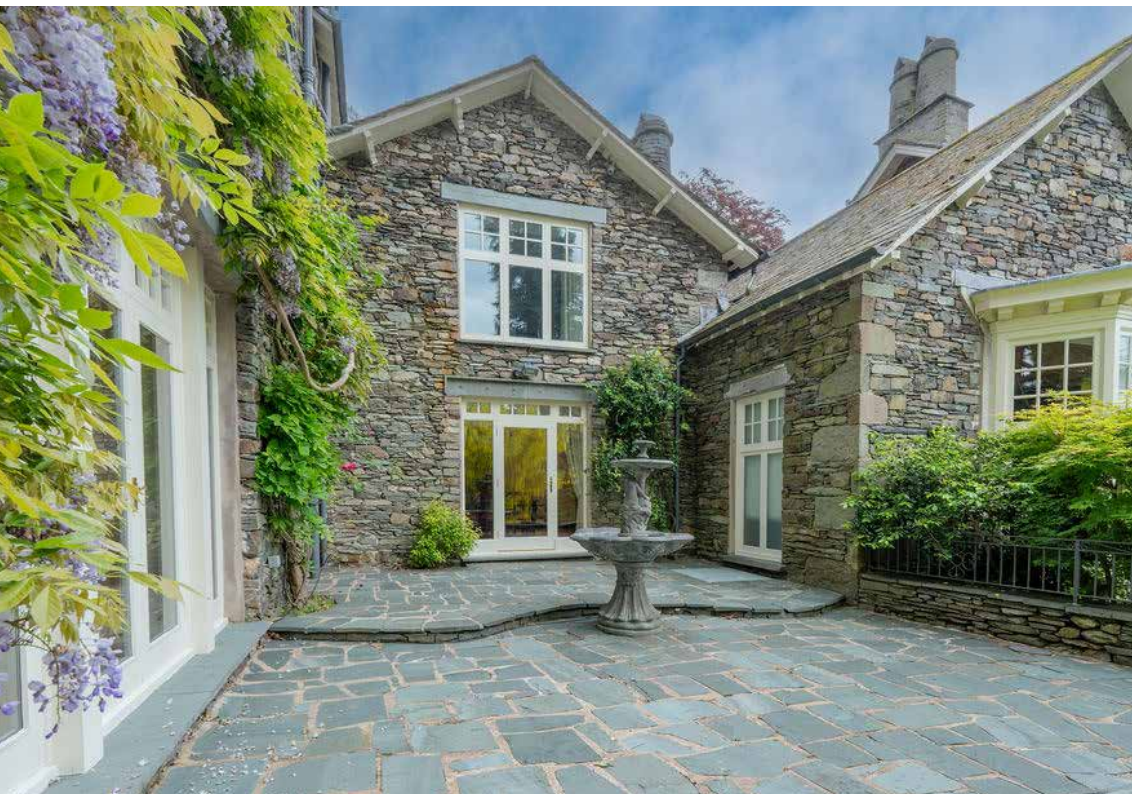
Bedroom Two A spacious, high ceilinged dual aspect double room with stunning views over the gardens towards Silver How, Helm Crag and the surrounding fells. There is an attractive semi-circular alcove feature and a range of contemporary fitted wardrobes.

Bedroom Three Another spacious double bedroom enjoying views over the garden to the fells beyond, and having a range of fitted wardrobes.

Bedroom Four A lovely dual aspect double room with fitted wardrobes.

Home Office Ideal for those fortunate enough to be able to both live and work in such a wonderful peaceful setting, having woodland views and a superb handmade range of fitted furniture including large desktop, hanging file storage and cupboards.







Outside

Tiered shared landscaped gardens of approximately 3 acres, with a range of exceptional specimen trees and established shrubs in the borders, and walls to boundaries, with the upper level having superb views towards Helm Crag, Silver How, and the surrounding fells. There are patio areas giving choice as to where to have that morning coffee, or perhaps better still an evening glass of something chilled.

There is gated private parking for a number of vehicles.

Important Information

Services:

The property is connected to mains gas, electricity, water and drainage. Double glazing and gas underfloor heating on ground floor and to radiators on first floor.

Energy Performance Certificate:

Available on our website and also at any of our offices.

Council Tax Band :

Westmorland and Furness Council - Band G.

What3Words:

///mealtime.skin.careful

Tenure:

Leasehold for 999 years from 1st January 2007 with a ground rent of £5 p.a. Shared freehold gardens.



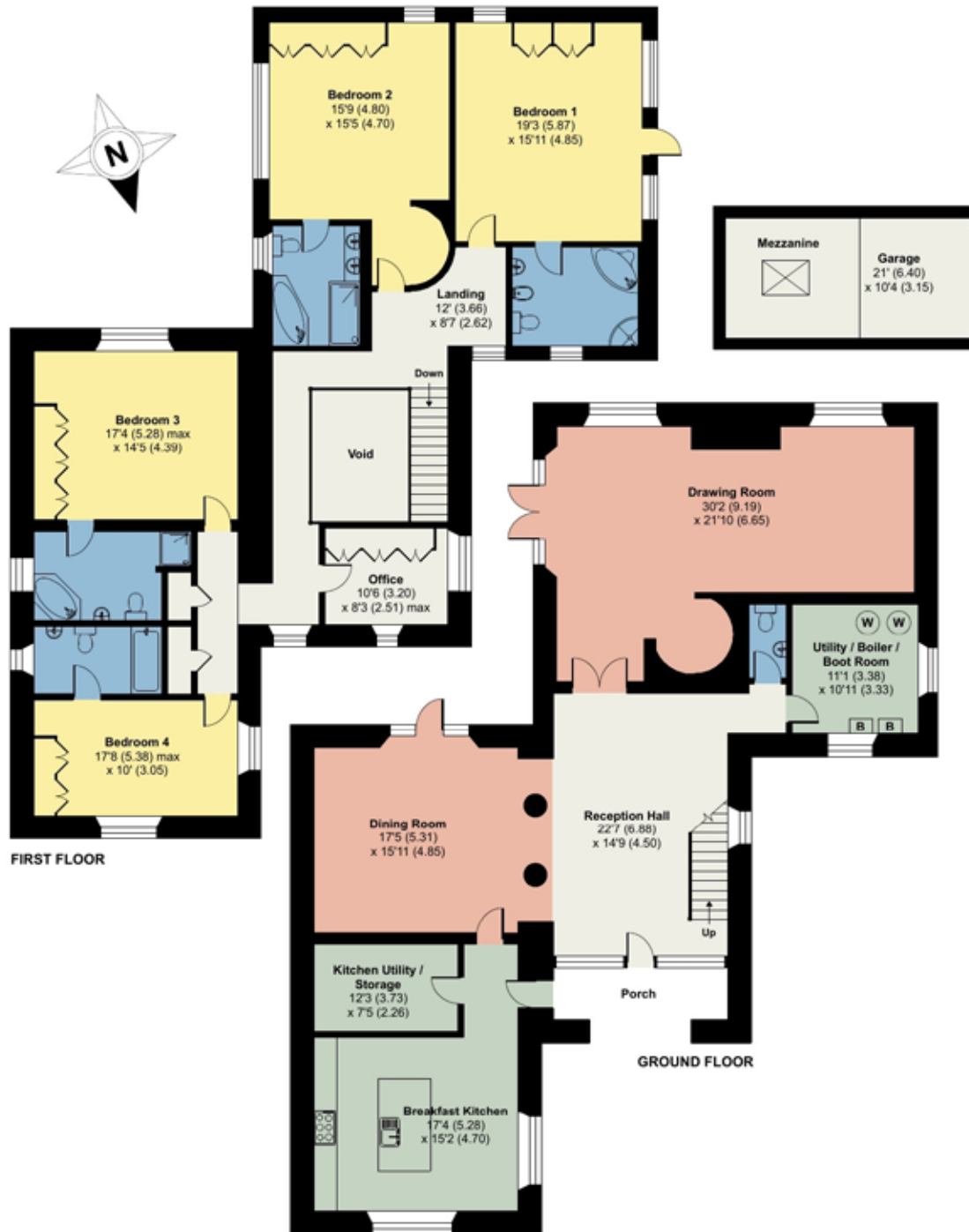
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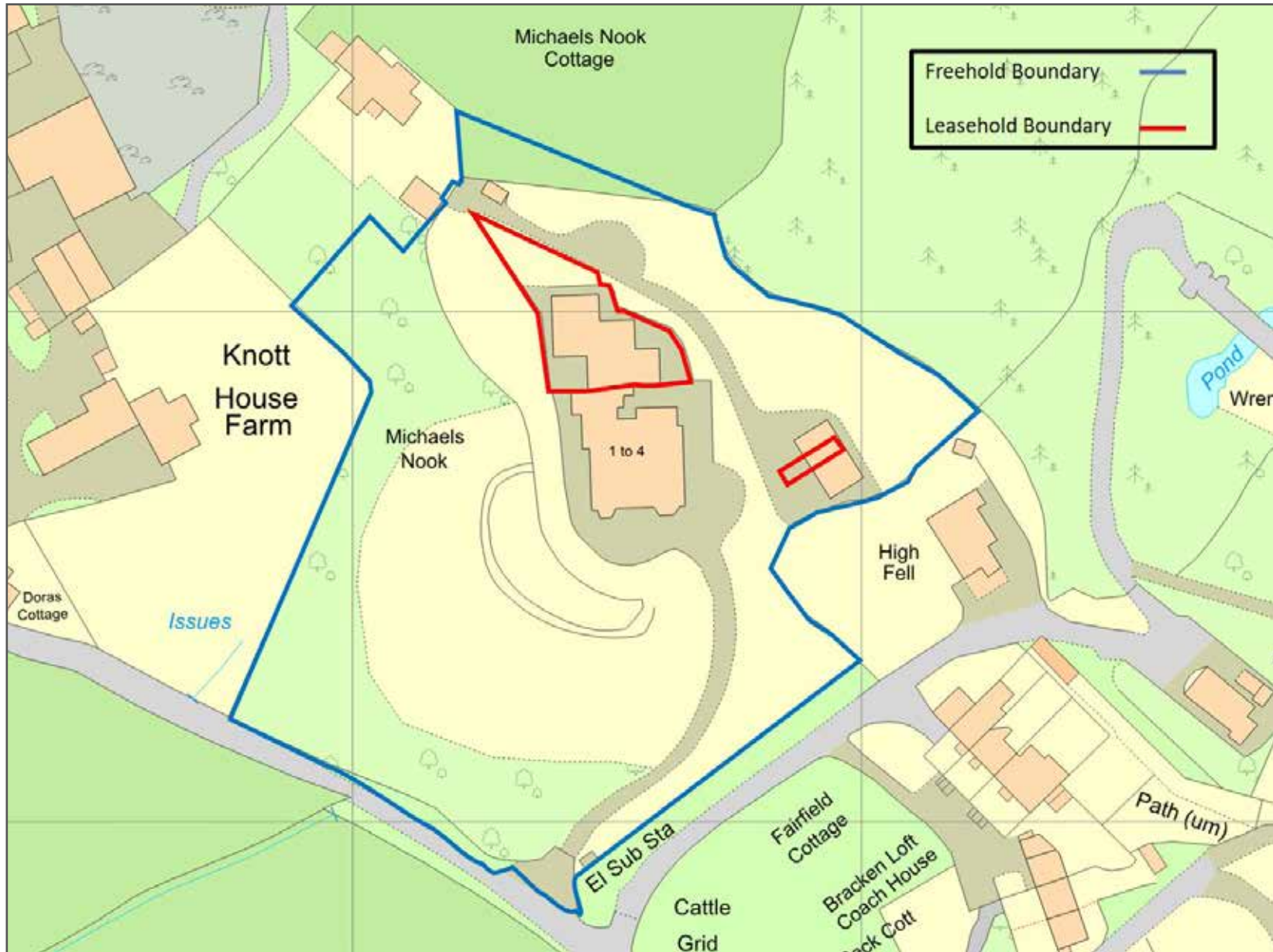
Approximate Area = 3792 sq ft/ 352.3 sq m (excludes void)

Garage = 217 sq ft/ 20.1 sq m

Total = 4009 sq ft/ 372.4 sq m

For identification only not to scale.





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The logo for Hackney & Leigh, featuring the company name in white text on a red background. The ampersand is stylized.

**HACKNEY
& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Ambleside office:

Call us on 015394 32800

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