



**HACKNEY
& LEIGH**

Grasmere

£590,000

Hollens Farm Cottage, Grasmere, Cumbria, LA22 9QF

An exceptional Lakeland cottage, wonderfully placed close to Grasmere this attractive two double bed roomed cottage is full of character believed once to have been an inn way back in the early 19th Century. There is a welcoming sitting room, dining kitchen, two double bedrooms, bathroom, and a detached garage. Simply perfect.

Whether you are seeking a successful holiday let, a peaceful weekend retreat or a comfortable family home, Hollens Farm Cottage has everything you might desire, come and see.

Quick Overview

A Lakeland cottage full of genuine character

Two double bedrooms and a bathroom

Stylish and authentic charm

Superb setting close to Grasmere amenities

Fell views

Currently a successful holiday let

Ideal weekend retreat or permanent home

A wonderful array of walks accessible from the
doorstep

Detached garage with work pit

Standard Broadband speed 29Mbps available*



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Standard
Broadband



Detached Garage

Property Reference: AM4050



Sitting Room



Dining Area



Kitchen



Kitchen Sink

Location From Ambleside proceed north on the A591 going across the mini roundabout until you see a 40 mile sign on the left and directly opposite another sign saying Hollens Farm, turn right here through the Lakeland stone archway where the separate detached garage can be found on the left with parking space available in front. Continue on foot a short distance along this driveway until you reach Hollens Farmhouse and turn right here into the courtyard and you will then find Hollens Farm Cottage on your left.

What3words ///faced.adding.apartment

Description Dating back to the early nineteenth century this characterful Lakeland cottage, thought to have originally been an inn, is wonderfully placed close to Grasmere with a whole host of wonderful walks from the doorstep, this attractive two double bedroomed cottage with fell views is simply perfect.

Upon entering the cottage, the stable door sets the scene for the rest of the house, leading into an entrance porch where wet coats and muddy boots can be left, before settling in to the cosy light and airy dual aspect kitchen beyond. Bursting with character having exposed beams and a slate flagged floor (including quirky ceramic tile inserts), plumbing provision for a washer/dryer and charming timber wall and base units with a worktop incorporating a Twyford's Belfast style sink with antique brass mixer tap over.

The sitting room is warm and welcoming, perfect for relaxing with friends and family, having a Broseley Serrano Multifuel stove set upon a slate hearth within an alcove, a wide timber window seat, and more of those characterful exposed beams. The bathroom is on this floor and comprises a panel bath with shower over, just the job for soaking away the aches and pains after a hard day on the high fells, a corner wash hand basin set above a useful cupboard, and a WC.

Stairs from the sitting room lead to a landing and the two spacious double bedrooms. Bedroom one is wonderfully light being dual aspect and further supplemented by a Velux set in the vaulted ceiling, with exposed beams and splendid fell views of Loughrigg enjoyed from the window. The second double bedroom is currently in use as a twin and also has those fabulous fell views. In addition there is an integrated wardrobe with further access to the tucked away loft access - a hidden bonus.

Outside is a south facing courtyard ideal for that morning coffee or perhaps a glass of something cool at the end of the day. A car can be parked here, or in front of the separate detached garage which has power and light points complete with a workpit for those who like to tinker with their cars.

This traditional Lakeland cottage is sure to attract a lot of attention - don't miss out!

Accommodation (with approximate dimensions)

Entrance Hall Housing the Worcester gas central heating boiler.

Dining Kitchen 21' 4" x 10' 0" (6.5m x 3.05m max)

Sitting Room 13' 8" x 9' 11" (4.17m x 3.02m)

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Bathroom

First Floor

Landing

Bedroom 1 14' 1" x 10' 0" (4.29m x 3.05m)

Bedroom 2 13' 8" x 9' 11" (4.17m x 3.02m)

Outside

Detached Garage 17' 0" x 13' 3" (5.18m x 4.04m)

Property Information

Services This property is connected to mains electric, gas, water and drainage. Double glazing and gas central heating to radiators. The vendors tell us that the central heating boiler was also installed in November 2023.

Business Rates The property has a rateable value of £2,400 with £1,197.60 being the amount payable to Westmorland and Furness District Council for 2024/25. Small Business Rate Relief may be available, and is enjoyed by the current owners

Tenure Freehold.

Holiday Letting Information The cottage is currently a successful holiday let, and has been for a number of years (<https://www.grasmereholidaycottage.co.uk/>) Take a look at the glowing reviews...

"10 out of 10 for everything. We've stayed many places in the lakes but this property tops them all, we were short of nothing and the front bedroom view was amazing, this is a cottage that we will try to book again."

"Great location, can go for walks from the cottage but easy road access for other areas of The Lake District. Cottage has no garden but is a very comfortable place to stay, cosy, well equipped and characterful. Its part of a development of converted farm buildings but peaceful and with good parking. Nice view from upstairs bedroom over the hills above Grasmere..Pleasant footpath walk into Grasmere."

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



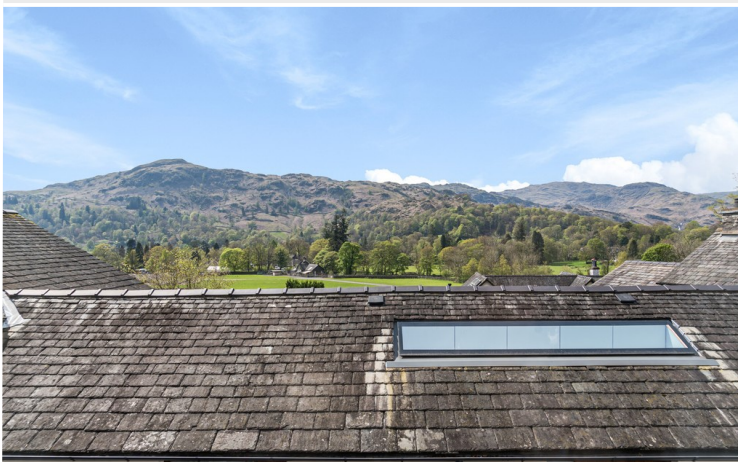
Bedroom 1



Bedroom 2



Bathroom



View from Property

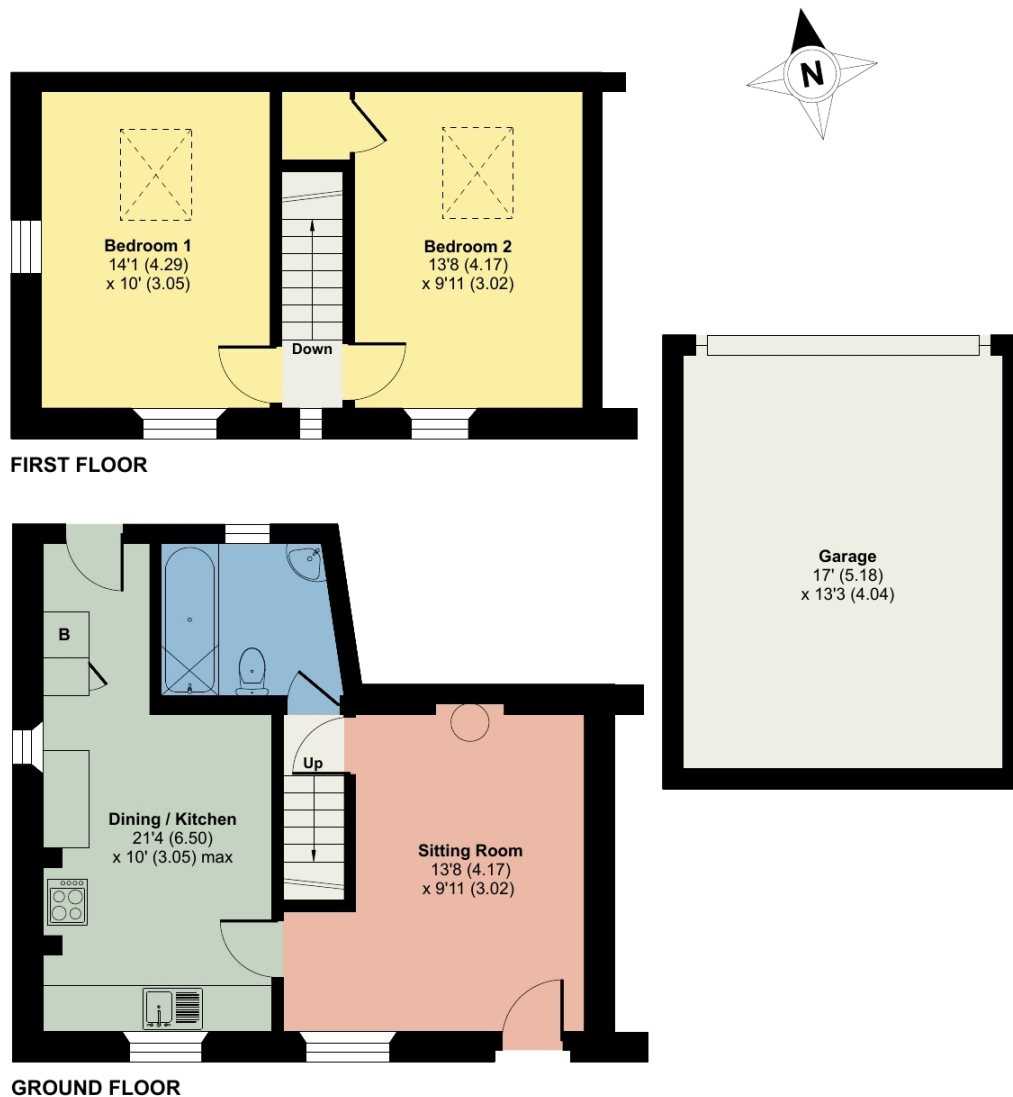
Hollens Farm Cottage, Grasmere, Ambleside, LA22

Approximate Area = 750 sq ft / 69.6 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 974 sq ft / 90.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

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Request a Viewing Online or Call 015394 32800