



 Fellcroft & Garden Flat



Fellcroft and Garden Flat

Easedale Road, Grasmere, LA22 9QR

Wonderfully adaptable and beautifully placed, this detached home is an absolute delight. Currently utilised as a self-contained one bedroomed apartment on the ground floor, and private spacious three bedroomed accommodation above.

This versatile delightful home with stunning views is as perfect as a permanent residence as it is a holiday home or let, with all that gorgeous Grasmere has to offer just a stone's throw away.

With space in which to work from home, as well as having a garage plus driveway parking and private gardens, an impressive array of fells both on view and within reach on foot, not to mention all of the delights of Grasmere itself virtually on the doorstep, this is not one to miss.

Quick Overview

Substantial detached house with great potential

3 bedrooms plus a 1 bedroomed apartment

3 reception rooms and 3 bathrooms

Fabulous fell views

Peaceful location close to Grasmere amenities

Delightful tiered garden and patio areas

Would now stand some updating

Ideal family home

Garage and driveway parking

Superfast Broadband 34Mbps available





Welcome

Fellcroft and Garden Flat really are something special. A welcoming property now in need of a little updating, it has the potential to be a wonderful family home, a lock up and leave weekend retreat, or a rather stunning holiday let.

They say that it is all about location at the end of the day, so let's start there. If you are looking for peace and quiet and the feeling that you are miles from the stresses of daily life, then this setting on the outskirts of beautiful Grasmere is for you. The property offers views of some of the most dramatic scenery in the Lake District. However, all you need to do to visit the centre of Grasmere is simply close the door and stroll down to the village. From anywhere at the property, indoors or out, you will be hard pressed to believe such an idyllic peaceful home can be so close to everything this popular Lakeland village has to offer - but it is.

This is a home which will undoubtedly win the heart of anyone who visits.

What about the accommodation? Beginning with Fellcroft, the entrance hallway has ample space for coats, boots etc and leads on to a lounge with stunning views, a separate dining room, and a kitchen. There is a bathroom and a spacious double bedroom conveniently on this level, whilst upstairs is a further double bedroom, a study (or further bedroom) and a shower room.

Garden Flat is independently accessed either through the external stable door which leads into the kitchen, or via the sliding doors directly into the lounge. Comprising the living room, a kitchen, bedroom and shower room, this is a perfect self-contained property.

The gardens are quite enchanting with several seating areas to take in those superb views. A tiered lawn enjoys high levels of privacy creating a wonderfully safe environment for children to play in, there is a babbling brook, and it is a real haven for wildlife. There is a garage with pedestrian access to Fellcroft and further car parking provision on the private drive.

Whether you're looking to change the property into one lovely home, or for a home with an annex for a relative, or for a home with a self-contained holiday let apartment as it currently is, Fellcroft and Garden Flat offer great flexibility. A peaceful location with fell walks in all directions right on the doorstep and breathtaking views. Do not miss out!



Location

Famous the world over for its connections with William Wordsworth, Grasmere is a truly beautiful village surrounded by stunning scenery and being well catered for by a wide variety of cafés, restaurants, shops and traditional Lakeland inns which are all immediately on hand. The high fells which surround the village, and indeed the lake shore are all accessible on foot quite literally from the doorstep.





Spacious Living

Specifications

Lounge
19' 5" x 17' 6"
(5.91m x 5.35m)

Entrance Hall:

Light and airy with ample space for dealing with wet coats, muddy boots and even soggy dogs. Stairs lead to the first floor and there are two generous integrated cupboards.

Lounge:

A fabulous triple aspect room with wonderful fell views ideally enjoyed from the extended bay window area - simply stunning as far as the eye can see. This lovely room is spacious enough for all, yet maintains that 'cosy' feeling for relaxing with friends and family, with the open fireplace being a real focal point.



Dining & Entertaining



Specifications

Dining / Music Room
13' 1" x 9' 9"
(4m x 2.97m)

Kitchen
14' 9" x 9' 10"
(4.5m max x 3.00m)

Dining / Music Room:

A bright dual aspect room having plenty of space for family dining or entertaining guests, this room is currently also in use as a music room.

Kitchen:

With cottage style wall and base units with complementary work surfaces incorporating a breakfast bar area for informal dining, and an integrated stainless-steel sink with double drainer. Bosch appliances include a ceramic hob with extractor fan over, and a double oven. Additionally, there is plumbing for an automatic washing machine and a dish washer. Enjoying exceptional views to the surrounding fells from the window over the sink, providing possibly the best distraction from the dirty dishes.

Also having an internal door to the garage.





Bedrooms & Bathrooms

Specifications

Bedroom 1
12' x 10' 9" (3.66m x 3.27m)

Study / Bedroom 3
12' 4" x 10' 6" (3.76m x 3.20m)

Bedroom 2
10' 10" x 10' 0" (3.3m x 3.05m)

Downstairs...

Bedroom 1:

The provision of a ground floor bedroom is increasingly popular, and this spacious double is ideal for less able guests, offering flexibility of single level living. Enjoying views over the garden to the magnificent fells beyond, and having a number of floor to ceiling integrated wardrobes providing excellent storage facilities.

Bathroom:

Spacious with tiled walls and having a three-piece suite comprising a panel bath with shower over, wash hand basin and WC set within a vanity style unit. There is an airing cupboard housing the hot water cylinder, and a heated ladder style towel rail.

Upstairs...

Landing:

Fabulous additional storage can be found in a cupboard making the most of the under eaves area.

Shower Room:

Again, clever use of the under eaves area sees this space utilised as a shower room with three-piece suite comprising Mira shower set within a glazed cubicle, pedestal wash hand basin, and WC.
(restricted head height in places)

Study / Bedroom 3:

Currently utilised as a useful office space/study, but could easily be converted to a bedroom or playroom.

Bedroom 2:

A double room, in use as a twin, again with marvellous fell views and benefitting from an integrated wardrobe space.



Garden Flat



Specifications

Kitchen
10' 9" x 6' 10"
(3.28m max x 2.08m)

Living Room
14' 9" x 11' 9" (4.50m x 3.58m)

Bedroom
12' 6" x 11' 9" (3.80m x 3.58m)

12 |

Kitchen:

Entered via a stable door, or from the Living Room, the kitchen is bright and fitted with wall and base units with complementary work surfaces incorporating a stainless steel sink and a half with drainer. Bosch appliances include a ceramic hob, double oven, and a fridge freezer. One of the cupboards houses the electric central heating boiler.

Living Room:

Enjoying views this is a cosy room in which to both dine and relax. A glazed door leads to the private patio beyond.

Bedroom:

Wonderfully light thanks to its dual aspect, enjoying garden and fell views.

With access to an integrated undercroft/plant room (11.63m x 3.03m) which runs the whole length of the house providing amazing storage.

Shower Room:

With tiled walls and three piece suite comprising Triton shower, pedestal wash basin and WC





Outdoor Amenities

Garage:

Having an up and over door, internal and external pedestrian door, and power/ light points.

Specifications

Garage

17' 9" x 9' 2" (5.40m x 2.80m)

Garden:

Comprising approximately a third of an acre, this tranquil and private garden has magnificent views to be enjoyed throughout the year. The tiered lawn area is bordered with a mature hedge, an enchanting babbling brook runs through, and a flagged patio area is ideal for a summer barbeque should the weather allow.

Important Information

What3Words:

///advantage.larger.increment

Services:

This property is connected to mains electric, water and drainage; there is no gas to the property. Additionally, there are solar photovoltaic panels, complete with battery storage, and also a heat source pump. The loft space is insulated, and cavity wall insulation has been applied.

Eon:- the Generation tariff is 71.85 p/kWh, the Export tariff is 5.07 p/kWh, and Eligibility is 12th Apr 2011 - 11th Apr 2036.

Council Tax:

Westmorland and Furness District Council - Band G.

Tenure:

Freehold

Viewings:

Strictly by appointment with Hackney & Leigh Ambleside Office.

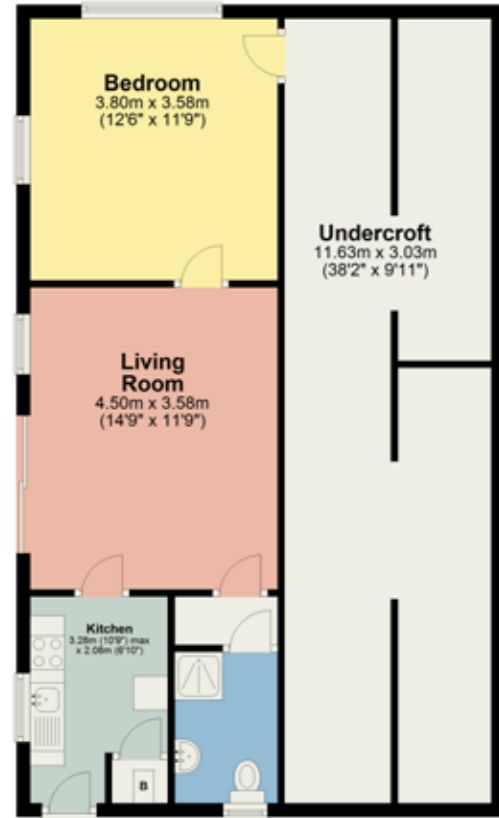
Energy Performance Certificate:

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



Floorplan & Boundary

Garden Flat Ground Floor
Approx. 77.8 sq. metres (836.9 sq. feet)



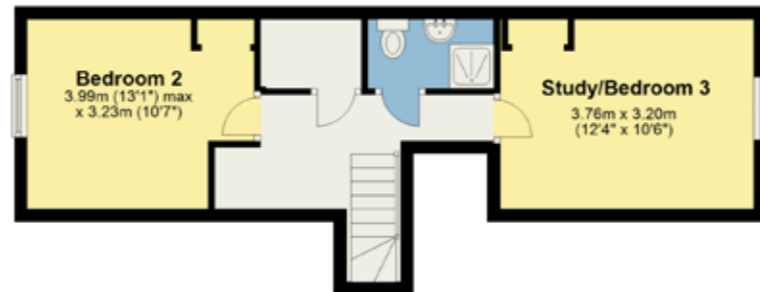
Total area: approx. 77.8 sq. metres (836.9 sq. feet)

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. REF: Plan produced using PlanUp.

Fellcroft Ground Floor
Approx. 104.3 sq. metres (1122.4 sq. feet)

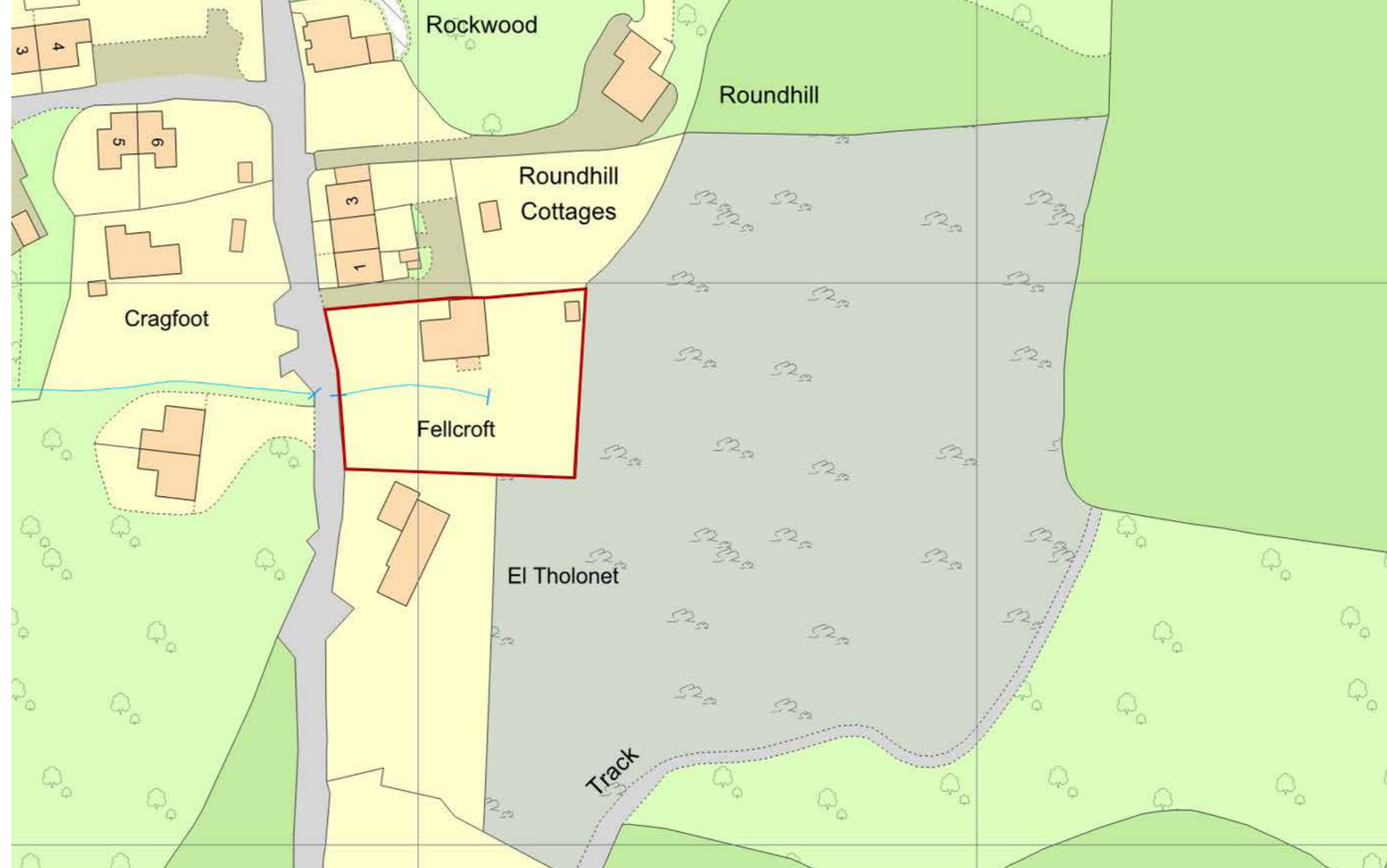


First Floor
Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 138.3 sq. metres (1488.2 sq. feet)

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Viewings

Strictly by appointment with Hackney & Leigh
Ambleside Office.

To view contact our office:
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