

## Grasmere

£900,000

The Beeches, Little Beeches and Beech Ghyll, Hollens Farm, Grasmere, Cumbria, LA22 9QF

Occupying a truly wonderful location overlooking the delightful village of Grasmere and beyond to Silver How, this is a small exclusive complex of three.

The Beeches, Little Beeches and Beech Ghyll, provide a superb opportunity both for portfolio investors and for those seeking a lifestyle change alike.

The delightful village of Grasmere is just a short walk away along a footpath via the Millennium Bridge, whilst the high fells which surround this delightful setting are also accessible on foot from the doorstep.

Early viewing is recommended.

### Quick Overview

- Ready made portfolio of three cottages
- 6 bedrooms and 3 reception rooms
- Peaceful elevated location
- Tiered garden with raised patio area
- Fabulous fell and lake views
- A short stroll from central Grasmere amenities
- No chain
- Ideal holiday let opportunity
- Garage and ample driveway parking
- Standard Broadband 29 Mbps available\*
- Openreach network



6



3



3



D,C,C



Standard  
Broadband  
Available



Garage and  
Driveway Parking

Property Reference: AM4088





The Beeches Living Room



The Beeches Kitchen



Little Beeches Living Room



Little Beeches Bedroom

**Description** Opportunities such as this are few and far between - a ready made portfolio of 3 superb holiday lets for investors, or a wonderful lifestyle change for those seeking a splendid family home with instant letting income from the 2 adjoining cottages.

All three are full of character and are just a short stroll from all lovely Grasmere has to offer - what more could you want?

**Location** Ideally located, enjoying an elevated position and having stunning fell views, with superb walks from the doorstep.

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 cafes, restaurants, shops and traditional Lakeland inns which are all immediately on hand.

**Property Overview** This exclusive complex of three cottages comprising The Beeches, Little Beeches and Beech Ghyll provide a superb opportunity whether as a holiday letting investment or an exciting lifestyle change.

Two of the three have recently operated as successful holiday lets, proving popular with guests who really appreciate the wonderful setting and the ready accessibility to the village, the lake shore and the surrounding fells.

The Beeches provides excellent, bright, single level living accommodation which includes a splendid dual aspect living room boasting fabulous fell views from the picture window and ample space to relax with friends and family. The breakfast kitchen is fitted with wall and base units with complementary work surfaces having integrated Gronje appliances including a 4 ring gas hob with extractor over, and separate oven. Additionally there is a Bosch microwave and Kenwood dishwasher. There are three bright double bedrooms all with stunning fell views, a bathroom with three piece suite comprising a shaped bath with Mira shower over, WC and pedestal wash hand basin, supplemented with a separate WC cloakroom with wash hand basin. Currently enjoyed as an additional residence by the current owners, The Beeches would equally suit as a splendid family home should a change of lifestyle appeal, with the two adjoining cottages providing a ready made income from holiday letting.

The adjoining cottage "Little Beeches" is a sweet stone built holiday let also offering single level accommodation, entering directly into the cosy and welcoming sitting room. An inner hallway provides space for coat storage and leads to the kitchen which is fitted with wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer unit. The bedroom is bright and airy with light flooding in from the Velux, and also benefits from having an integrated wardrobe and contemporary wash hand basin set above a drawer unit. The ensuite shower room has a two piece suite comprising a Mira shower and a WC.

Completing the trilogy is Beech Ghyll. A characterful stable door leads to a spacious entrance porch - ideal for coat and





OS Plan - Ref 01193987



Little Beeches and Stunning Fell Views





Beech Ghyll Sitting Area



Beech Ghyll Sitting Area



Beech Ghyll Bedroom 2



Beech Ghyll Open Plan Living Area

boot storage. The wonderful open plan living space is perfect for gathering with friends and family with space to both dine and relax. The kitchen is part tiled having fitted wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap, and a breakfast bar for informal dining. Integrated appliances include a Lamona ceramic hob with extractor over, a Bosch oven and Diplomat dishwasher. There are two bedrooms, one being a spacious double, the other currently utilised as a twin. Accessed from the double bedroom is a store room - in need of upgrading it is a good size and offers potential. The large bathroom has tiled walls and floor and a four piece suite comprising a panel bath, Triton shower, pedestal wash hand basin and a WC. Additionally there is a WC cloakroom just off the hallway.

The tiered gardens are well tended and quite special - a riot of colour when in bloom, with several seating areas including a peaceful raised patio to take in those superb views.

The integrated garage has an up and over door, light and power points, a stainless steel sink and drainer and plumbing for two automatic washing machines. A useful space currently used as storage and housing the Vailant gas boiler for The Beeches and the Worcester boiler for Beech Ghyll. The private driveway offers further parking provision for up to five cars.

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 two self-contained holiday lets as it currently is, The Beeches, Beech Ghyll and Little Beeches offer great flexibility.

#### Accommodation (with approximate dimensions)

**The Beeches** A comfortable and much loved, family second home. (Would require some updating if wished to be brought to rental standard.)

**Enclosed Porch**

**Entrance Hallway** With loft access point.

**Living Room** 18' 3" x 16' 4" (5.56m max x 4.98m max)

**Patio** 18' 11" x 9' 6" (5.77m x 2.90m)

**Breakfast Kitchen** 12' 8" x 8' 5" (3.86m x 2.57m)

**Cloakroom**

**Bathroom**

**Bedroom 1** 10' 8" x 9' 1" (3.25m x 2.76m)

**Bedroom 2** 10' 5" x 7' 4" (3.20m x 2.24m)





The Beeches and Fell and Lake Views



The Beeches Patio Balcony - Fabulous Fell and Lake Views





Patio Garden and Fell Views



Patio Garden and Stunning Fell Views



Paved Terrace Seating Area

**Bedroom 3** 10' 7" x 8' 8" (3.23m max x 2.64m max)

**Little Beeches** This has been a popular holiday let, appealing to couples, many of whom returned year after year.

**Living Room** 13' 10" x 9' 10" (4.22m max x 3m max)

**Inner Hallway**

**Breakfast Kitchen** 10' 5" x 9' 9" (3.20m x 2.97m)

**Bedroom** 11' 3" x 8' 9" (3.43m max x 2.67m max)

**Ensuite Shower Room**

**Beech Ghyll** Also previously a welcoming holiday let in a fabulous location.

**Enclosed Entrance Porch**

**Open Plan Living Area** 25' 6" x 17' 9" (7.77m x 5.41m max)

**Dining/ Living Space**

**Kitchen**

**Bedroom 1** 14' 4" x 11' 10" (4.37m x 3.61m)

**Bedroom 2** 13' 1" x 10' 5" (3.99m x 3.18m max)

**Store** 16' 4" x 13' 9" (4.98m max x 4.19m max)

**Bathroom**



### Property Information

**Directions** 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. Proceed a short distance along this driveway until you reach Hollens Farmhouse and turn right here into the courtyard, passing Hollens Farm Cottage on your left following the drive as it bends to the right before a steep bend to the left leads you to The Beeches private driveway with parking available for a number of vehicles.

**What3Words** ///conjured.episode.urgent

**Services** Mains electricity, water and drainage. Gas central heating to radiators.

**Council Tax/ Business Rates** The Beeches - Council Tax Band E payable to Westmorland and Furness District Council. Little Beeches and Beech Ghyll combined have a rateable value of £4,100 with the amount payable to Westmorland and Furness District Council for 2024/25 being £2,045.90

Small Business Rate relief may be available.

**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.

**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).

Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **015394 32800** or request  
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Rydal Road, Ambleside, Cumbria, LA22 9AW | Email: amblesidesales@hackney-leigh.co.uk



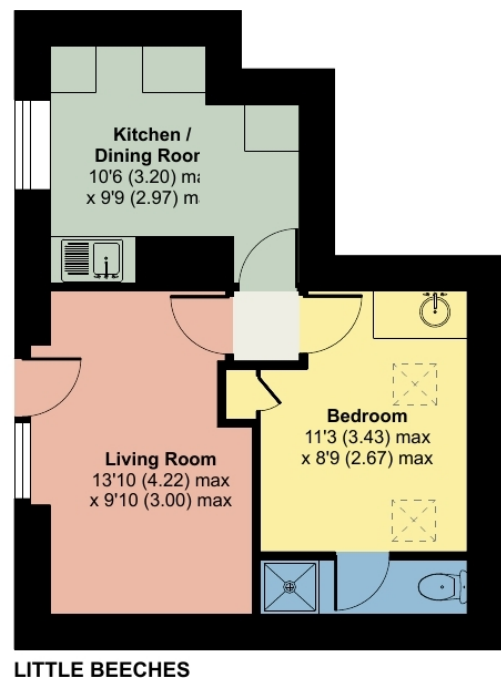
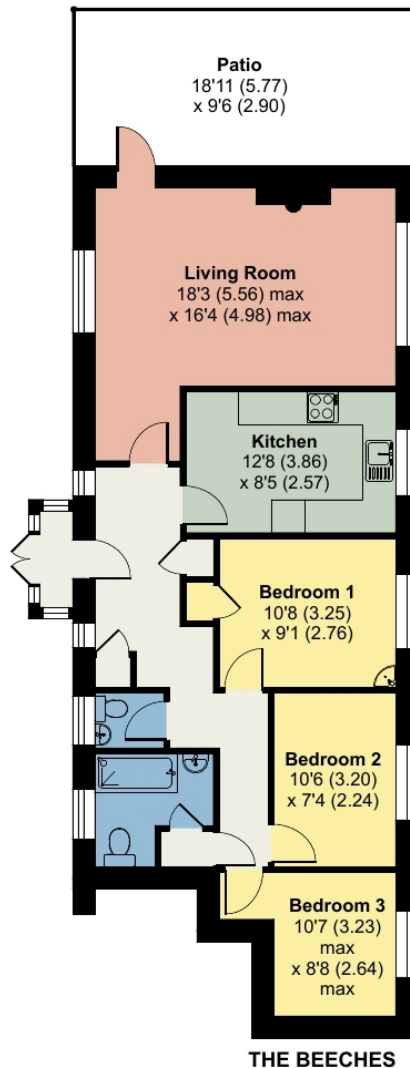
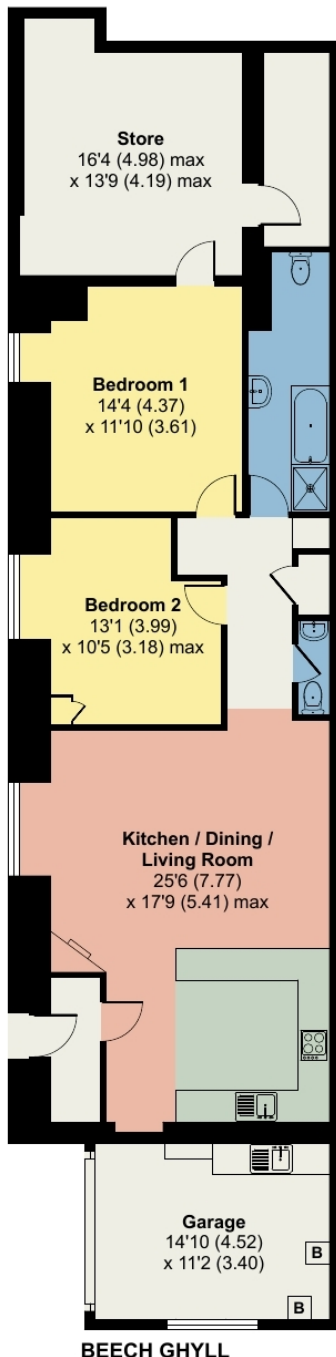
# Beech Ghyll, The Beeches, Little Beeches, Hollens Farm, Grasmere, Ambleside, LA22

Approximate Area = 2465 sq ft / 229 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 2631 sq ft / 244.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1209293

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 12/11/2024.

Request a Viewing Online or Call 015394 32800