



Grasmere

£1,250,000

How Foot Lodge, Grasmere, Cumbria, LA22 9SQ

Enjoying the most wonderful of locations on the outskirts of beautiful Grasmere, How Foot Lodge is situated in Town End, close to Dove Cottage, famously once home of the Romantic poet William Wordsworth.

Surrounded by stunning scenery, settings really don't get much better than this, and whilst understandably now in need of upgrading and updating this remarkable property offers breathtaking views of the surrounding fells and Grasmere lake, with the amenities of the picturesque traditional Lakeland village of Grasmere being just a short walk away.

Quick Overview

- Superb detached Lakeland guest house
- 7 Spacious en suite double bedrooms
- 3 Reception rooms
- Magnificent views from property and garden
- Wonderful natural gardens
- Excellent lifestyle opportunity
- In need of upgrading
- No upward chain
- Ample driveway parking
- Superfast Broadband Available - Openreach network



Property Reference: AM4091



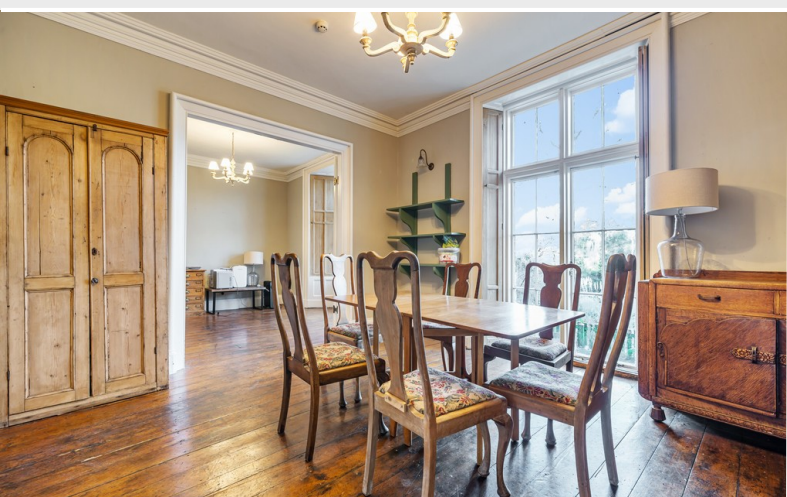
Front Patio Area and Views



Family Sitting Room



Breakfast Kitchen



Dining Room

Just across the road is the northern shore of Grasmere making this a truly unique find in the Lake District. How Foot Lodge perfectly combines a great business opportunity with a wonderful place in which to live. If you have ever contemplated making a lifestyle change, then you may well have considered what opportunities there may be for living and working in somewhere as beautiful as the Lake District National Park.

This is a home steeped in history, and includes characteristic fireplaces, carved cornicing, and splendid bay windows with shutters.

The entrance porch has ample space for dealing with wet coats, muddy boots and even soggy dogs, currently utilised as a dry and handy spot for storing logs. Beyond is the grand entrance hall which really sets the tone for the rest of this wonderful home. Welcoming and full of character with shaped archways, and a lovely high ceiling, this is a wonderful open space for greeting visitors. Stairs lead to the first floor.

The expansive living spaces are designed to capture the natural beauty of the landscape beyond, with large windows that flood the rooms with light and offer stunning vistas at every turn - perfect for the larger family or when entertaining. The breakfast kitchen provides ample space to both cook and gather as a family. Part tiled and with stylish wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer alongside a separate circular wash hand basin. Beyond the kitchen is a pantry area, which in turn leads to a boot room (with evidence of a servants staircase to the first floor hidden behind a door) and further through to two stores which would have once been outbuildings, now providing exceptional additional storage facilities all under cover.

The family living room benefits from a large bay window looking towards Silver How. A welcoming room with its wood burning stove, simply perfect for those cooler evenings, this is a comfortable cosy room to relax in. In addition there are not one, but two reception dining rooms, separated with link doors - ideal for a grand occasion where one larger space is required.

A rather special suite is located on this ground floor. The spacious bedroom is triple aspect including a large bay window enjoying garden and countryside views and also having a characterful tiled open fireplace (not currently in use) with timber mantle. Glazed doors lead to the garden room, a truly special spot to relax and soak up the view watching Lakeland life go by, with external door leading out to the patio. The ensuite bathroom has tiled walls and a three piece suite comprising a panel bath with Mira shower over, a pedestal wash hand basin, and WC. Additionally there is a separate dressing area and a cloakroom.

There is a further ensuite double bedroom on this floor at the front of the house. Enjoying fabulous fell and lake views with characterful open fireplace (not currently in use) with colourful mosaic tiled surrounds. The en suite bathroom is dual aspect having tiled walls and a three piece suite comprising bath, pedestal wash hand basin and WC and so offering great flexibility for single level living.



Dining Room



Guest Ensuite Bedroom 3



Guest Ensuite Bedroom 3



Guest Ensuite Bedroom 5



Guest Ensuite Bedroom 4



Guest Ensuite Bedroom 2

An inner vestibule leads to the lower ground floor cellar rooms. Now in need of upgrading, whilst having huge potential this lower ground floor well represents the true definition of "a project". This space conveniently includes a utility, as well as the usual separate storage areas. With some work this could perhaps be a dedicated owners accommodation, especially given that it has its own private external entrance with patio area, so freeing up a letting room and thus increasing potential income if the property was utilised as a guest house.

Heading up to the first floor a spacious half landing is reached, with countryside views from the large window, and a cloakroom close by this could be a home office/ work space. Here is the first of the five spacious doubles on this floor each boasting its own en-suite, ensuring privacy and comfort for every member of the household or visiting guests. A few steps up leads to an elegant hallway and the remaining four bedrooms, one being a suite which includes a private spacious sitting area along with en-suite bathroom and a separate shower room.

A house of this size needs a suitable laundry room and it is located off this hallway. Having plumbing for automatic washing machines, two hot water cylinders and housing two Worcester gas central heating boilers. There are integrated shelves for bedding/linen storage.

The outdoor area is equally impressive, featuring informal lawned gardens with mature shrubs and borders. There are many quiet places where you can relax and soak up the tranquil atmosphere. Whether you're hosting a summer barbecue or enjoying a quiet morning coffee, the outdoor space is a haven in which to relax.

The Lake District is a great place to work, and an even better one to live in - why not take the opportunity to do both with one move? Come and be tempted. How Foot Lodge is a wonderful opportunity for those with imagination certainly, but more importantly, history suggests that it is a once in a lifetime chance which you simply cannot afford to miss. Embrace the opportunity to own a piece of the Lake District's finest living.

Grasmere village is renowned for its charming shops, cosy cafes, and traditional inns, all just a short stroll away. For those who love the outdoors, the surrounding fells provide endless opportunities for hiking and exploration.

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 cafes, 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.



Fell Views



Proposed Boundary Plan - Ordnance Survey Map Ref - M4P-01199152



Bedroom 7 Suite

Accommodation (with approximate dimensions)

Ground Floor

Entrance Porch

Entrance Hallway

Breakfast Kitchen 15' 3" x 10' 1" (4.65m x 3.07m)

Dining Room 1 14' 8" x 14' 7" (4.47m x 4.45m)

Dining Room 2 12' 0" x 12' 0" (3.66m x 3.66m)

Pantry

Boot Room 14' 8" x 10' 9" (4.47m x 3.28m)

Store 1 11' 10" x 4' 10" (3.61m x 1.47m)

Store 2 7' 9" x 3' 6" (2.36m x 1.07m)

Family Sitting Room 20' 4" x 16' 5" (6.20m x 5.00m)

Bedroom 6 15' 10" x 12' 2" (4.83m x 3.71m)

Ensuite Bathroom

Inner Vestibule

Bedroom Suite (Room 5) 14' 8" x 14' 8" (4.47m max x 4.47m max)

Garden Room 13' 9" x 5' 9" (4.19m x 1.75m)

En Suite Bathroom

Lower Ground Floor – Cellar Rooms

First Floor

Half Landing

Cloakroom

Bedroom 1 14' 7" x 14' 7" (4.45m x 4.45m)

En Suite Shower Room

Landing Hallway

Bedroom 2 17' 5" x 12' 2" (5.33m x 3.71m)

En Suite Bathroom

Bedroom 7 17' 7" x 10' 2" (5.36m x 3.10m)

En Suite Bathroom

Bedroom 7 Dressing Room 15' 9" x 10' 10" (4.80m x 3.30m)

Shower Room

Bedroom 3 18' 0" x 14' 7" (5.49m max x 4.45m max)

En Suite Bathroom

Bedroom 4 17' 2" x 14' 5" (5.23m max x 4.39m max)

En Suite Bathroom

Property Information

Tenure Freehold

Business Rates and Council Tax Owners accommodation - Band B - Westmorland and Furness District Council

Business Rates - The remainder of the property has a rateable value of £12,000 with the amount payable for 2024/25 being £5,988. Small Business Rate Relief may be available and is enjoyed by the current owners.

Services The property is connected to mains gas, water and electricity. Gas central heating to radiators.

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.

Note Re Proposed Boundary Plan

It is intended that The Wordsworth Trust will continue to have access to the parking spaces under the trees, and right of the gate (looking from the road)

Broadband Superfast available - Openreach network.

Mobile Signal O2 likely service. EE, Three and Vodafone – Limited

Directions From Ambleside head north on the A591 signposted Grasmere. How Foot Lodge can be found on the right hand side of the road, just prior to Dove Cottage. If you reach the mini roundabout, you have gone too far!

What3Words ///correct.wildfires.stems

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).

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including evenings with our
dedicated viewing team
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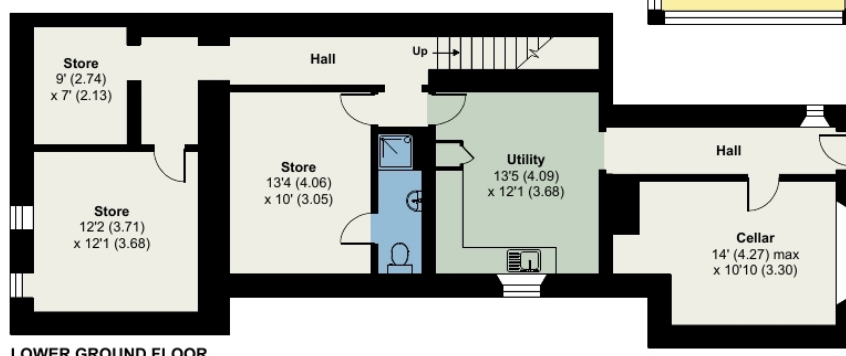
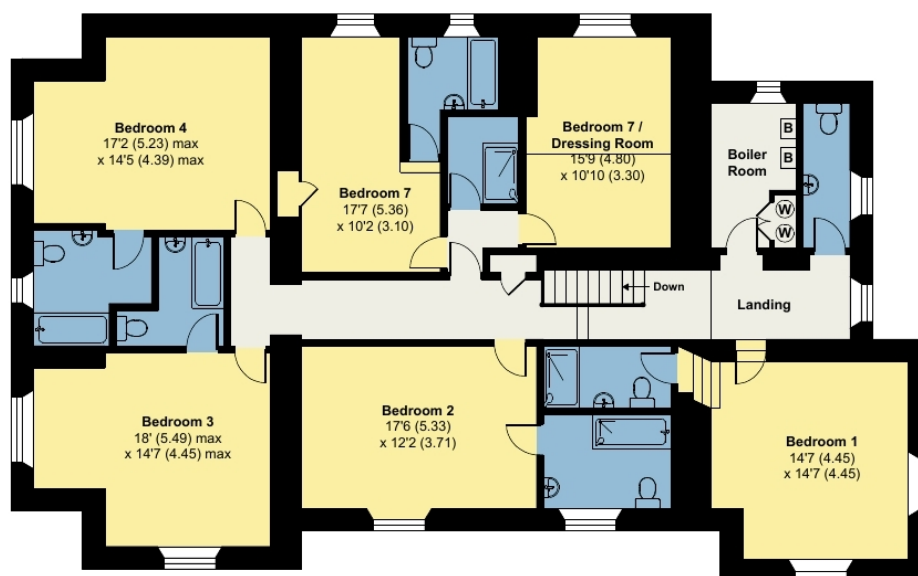
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How Foot Lodge, Grasmere, Ambleside, LA22

Approximate Area = 5571 sq ft / 517.5 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1226560

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