



Sandal Beck



## Sandal Beck

Tongue Ghyll, Grasmere, LA22 9RU

Set in a superb peaceful location with stunning views this detached home is an absolute delight. Having truly wonderful gardens, fabulous walks from the doorstep and Grasmere village just a short drive away, this bright 4 bedrooomed 3 bathroomed detached home is perfect for family living, relaxing at weekends or for holiday letting. With scope for upgrading, Sandal Beck presents a unique and rare opportunity.

The accommodation includes an entrance hallway, a spacious sitting room, cosy lounge, dining kitchen with utility, four bedrooms (one with an en-suite bathroom), separate house bathroom and a shower room. Add in the gardens, the fabulous views and all that lovely Grasmere has to offer just a stones throw away and your heart will be racing - come and see.

### Quick Overview

- Substantial detached house with great potential
- Magnificent fell views
- 4 bedrooms (one en suite)
- 2 spacious reception rooms and dining kitchen
- Peaceful location close to Grasmere amenities
- Gorgeous wrap around garden with pond and adjacent ghyll
- Would now stand some updating
- Ideal family home
- Driveway parking and garage
- Standard broadband available





# Welcome

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If location is important to you, then Sandal Beck takes some beating. Boasting spectacular views from its elevated position on the edge of the lovely village of Grasmere, with a rather special garden including numerous spots from where to sit and soak up those incredible far reaching views. To the front is Silver How and Helm Crag whilst to the rear is Stone Arthur and Heron Pike. What a panorama! and all walkable right from the doorstep.

The sunny garden is simply beautiful, full of birdlife and even red squirrels - known to be regular visitors here. Well stocked with a range of wonderful mature shrubs and trees - private and colourful in equal measure it also includes a small pond, and Tongue Ghyll running alongside.

“Bright and sunny” is a feature carried through the accommodation too. The covered entrance porch gives access to the entrance hallway where your eyes are already being drawn through to the triple aspect sitting room with its impressive vaulted ceiling and picture window looking over the garden to the fells beyond. The lounge is cosy and comfortable and leads seamlessly through to the kitchen - now in need of some work it benefits from a separate utility room.

On the first floor all four bedrooms also enjoy delightful views. The primary bedroom having an en-suite bathroom, these two rooms being linked with an inner hallway to bedroom 2 (alternatively offering potential as a dressing room).

Below is an integral garage, where some may wish to consider extending the living accommodation - perhaps a home office or entertainment room (subject to any requirements or regulations being met of course). There is plenty of car parking provision on the driveway.

Come and see for yourself - you won't be disappointed.

# Location

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.

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 gentle walk down to the lake shore or amble into the village itself, known the world over for its literary connections with William Wordsworth, 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.

## Directions

From the mini roundabout on the A591 leading to the famous Lakeland village of Grasmere, passing first The Swan Hotel on your right, and then The Travellers Rest, taking the right hand turn up the little lane with the old post box embedded in the whitewashed wall. (If you reach the turning to The Yan, you have gone a little too far) Sandal Beck is located on the right hand side through the gated entrance.





# Celebrating Beauty

## Specifications

**Sitting Room**  
33' 11" x 15' 0"  
(10.34m max x 4.57m)

## Covered Entrance Porch

With practical quarry tiled floor and an integrated store currently utilised as a coal bunker.

## Entrance Hallway

The red quarry tiles continue through this spacious and welcoming hallway, having ample room for dealing with coats, boots and soggy dogs.

## Sitting Room

What a room! wonderfully light thanks to its triple aspect and vaulted ceiling with picture window taking full advantage. Showing influences of the Arts and Crafts design movement where emphasis is on simplicity, handcrafted work, and natural materials. Beauty and functionality are celebrated here - from the beautiful open fire place with slate/timber mantle and surround, to the unique discreet hinged storage cupboards within the wide window sills, also ideal for enjoying as a seat looking out to the enchanting garden with fell views beyond.

An external door here leads to a sweet patio balcony overlooking the garden - perfect for that morning coffee.

# Inviting & Relaxing

## Specifications

Lounge  
21' 9" x 13' 1"  
(6.63m x 3.99m)

### Lounge

A bright and airy dual aspect room, it is spacious yet still maintains a feeling of cosiness. The wood burning stove, set upon its slate hearth with copper hood over, and characterful exposed stone chimney breast being a real focal point. This is a room which welcomes you in, inviting you to curl up on a sofa and relax after a day out on the fells. Simply perfect for gathering with friends and family.





# Character & Warmth

## Dining Kitchen

Once the heart of this lovely home, the oil fired AGA adding character and warmth, this room undoubtedly would now benefit from an upgrade. A lovely dual aspect area which provides distinct sitting, dining and kitchen areas with plenty of space in which to cook, dine and relax with family and friends.

The kitchen is part tiled and fitted with wall and base units and complementary work surfaces incorporating an integrated stainless steel sink and drainer.

The dining area features a beamed ceiling and enjoys lovely garden and fell views - almost bringing the outside in, this is a special room in which to entertain family and visitors alike.

## Utility Room

With practical easily maintained tiled floor, a base unit with stainless steel sink and drainer, along with plumbing provision for an automatic washing machine. An internal door leads to the integral garage.

## Shower Room

With three piece suite comprising a shower within a tiled cubicle, a pedestal wash hand basin and a WC.

### Specifications

#### Dining Kitchen

18' 8" x 13' 2"  
(5.69m x 4.01m)

#### Utility Room

6' 4" x 7' 0"  
(1.93m x 2.13m)

# Panoramic Bedrooms

**Landing**  
Having a loft access hatch.

**Bedroom One**  
A spacious bright airy double room with dormer window filling the room with natural light and opening up those views. There is excellent storage offered in the form of two double wardrobes.

This bedroom also has loft access into the very generous loft space - there is significant potential for additional living space here, maybe an extra bedroom or two (subject to any requirements or regulations being met of course). Worth considering that this space would also have incredible views across the valley and down the Tongue Ghyll.

**En Suite Bathroom**  
This would stand some updating - coloured bathroom suites have yet to make a return to fashion - with tiled walls and an avocado three piece suite comprising panel bath, pedestal wash hand basin and WC.

**Bedroom Two / Dressing Room**  
With magnificent fell views this dual aspect double bedroom would equally be suited as a dressing room for bedroom one making this a luxury bedroom suite with en suite bathroom. Benefitting from integrated storage cupboards.

**Bedroom Three**  
A dual aspect double room with wash hand basin set within a bespoke cupboard unit flanked with double wardrobes. Another room with plenty of storage!

**Bedroom Four**  
A single room benefitting from under eaves storage cupboards.

**House Bathroom**  
An eye catching room featuring striking hand painted tiles, with three piece suite comprising panel bath, wash hand basin and WC.

Specifications
<b>Bedroom One</b> 18' 8" x 15' 6" (5.69m x 4.72m max)
<b>Bedroom Two / Dressing Room</b> 14' 6" x 11' 11" (4.42m x 3.63m)
<b>Bedroom Three</b> 14' 2" x 9' 9" (4.32m into robes x 2.97m)
<b>Bedroom Four</b> 10' 9" x 7' 0" (3.28m x 2.13m)





# An Outdoor Haven

## Gardens

Delightful and peaceful the generous wrap around garden is a true haven for wildlife, it includes areas set to lawn with colourful borders and mature shrubs featuring a wonderful collection of Azaleas, Rhododendrons, and Acers as well as a well established Camelia and Pieris. Additionally there is a pond, a rockery area with alpine plants and a patio area. The gardens are a particular delight at this wonderful property and there are ample opportunities for relaxing overlooking the gardens, being soothed by the tumbling Tongue Ghyll which runs alongside, and soaking up the sensational views to be enjoyed quite literally in all directions.

### Specifications

**Garage**  
17' 11" x 11' 11"  
(5.46m x 3.63m)

So many special areas from where to take a quiet moment, enjoy a book whilst listening to birdsong, or perhaps a glass of something cool at the end of the day. The sweet timber summer house at the top of the garden is perfectly placed to retreat to should the weather turn inclement.

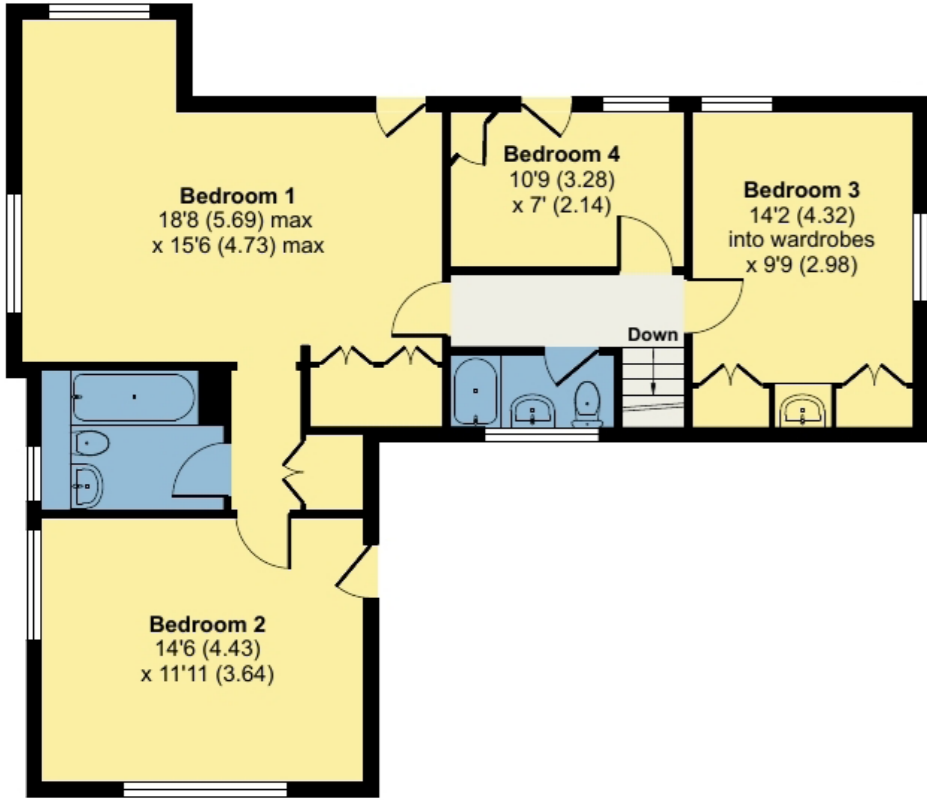
Tucked away at the bottom of the garden is a stone built workshop with power, this also provides an ideal space to store larger items of outdoor and gardening equipment. There is also space to park in front of the workshop as it was formerly a garage until it was bricked up internally, it would be relatively straightforward to reinstate as such if so desired.

## Garage, and Parking

With electric roller door, and two external pedestrian doors alongside an internal door to the utility room, with power and light points and housing the Grant oil boiler. Currently providing extra storage space.

Additionally, there is driveway parking on the private gated (electronic and controlled remotely) drive - and in front of the workshop.

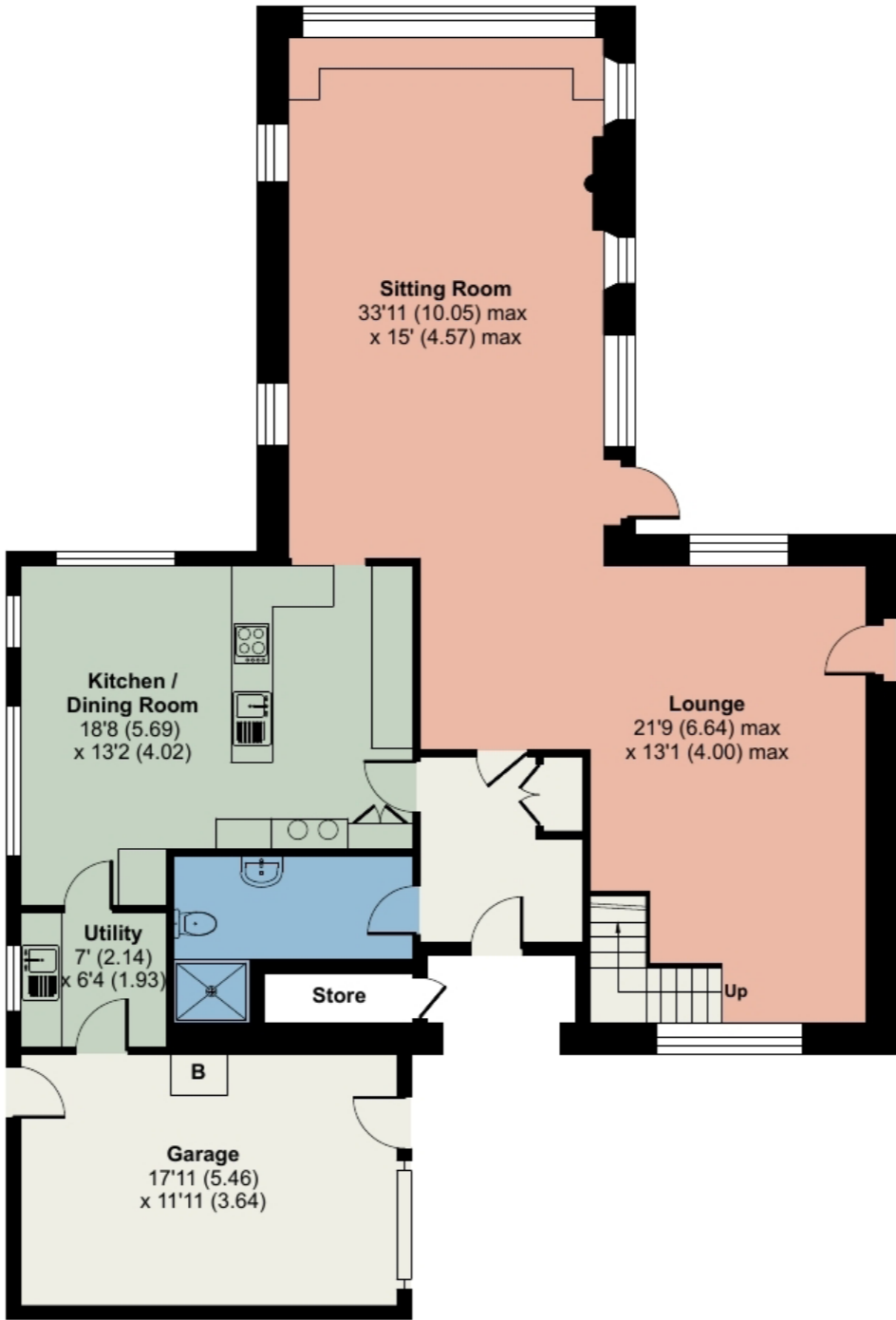
# Floorplan & Boundary



FIRST FLOOR

## Sandal Beck, Grasmere, Ambleside, LA22

Approximate Area = 2038 sq ft / 189.3 sq m  
Garage = 214 sq ft / 19.8 sq m  
Total = 2252 sq ft / 209.1 sq m  
For identification only - not to scale



GROUND FLOOR

# Important Information

Please be aware that the loft has been insulated with spray foam, we would recommend seeking independent advise if you require a mortgage prior to making an offer on this property.

**Tenure**  
Freehold.

**Council Tax**  
Westmorland and Furness District Council - Band G.

**Services**  
This property is connected to mains electricity, water and drainage. Oil central heating to AGA and radiators.

**Broadband**  
Standard broadband available - Openreach network. You may be able to obtain broadband service from EE - a Fixed Wireless Access provider covering this area.

**Mobile Signal**  
Likely service from O2, limited from Vodafone, three and EE. (5G is predicted to be available around this location from the following providers: EE, Vodafone. Please note that this predicted 5G coverage is for outdoors only).

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

**What3Words**  
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# Viewings

Strictly by appointment with Hackney & Leigh  
Ambleside Office.

To view contact our office:

Call us on 015394 32800

Rydal Road, Ambleside, Cumbria, LA22 9AW

[amblesidesales@hackney-leigh.co.uk](mailto:amblesidesales@hackney-leigh.co.uk)

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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