



Thimble Hall



Thimble Hall

Grasmere, LA22

Enjoying a wonderfully peaceful setting, this characterful Lakeland detached family home includes 4 bedrooms, 3 bathrooms, a bright family dining kitchen, a marvellous lounge plus cosy sitting room and more besides. Relax right here, wander up Helm Crag or hike the high fells, stroll along to the lake shore, or amble down to lovely Grasmere for a meal and refreshments - it's all available from the doorstep.

The spacious and adaptable 21st Century living accommodation can be enjoyed in a variety of ways to suit your individual requirements, whether that is as a stunning family home with space for all, a peaceful and welcoming weekend retreat or an incomparable holiday let as it currently is.

Quick Overview

- Characterful Lakeland detached family home
- 4 Bedrooms/ 3 bathrooms (1 en-suite)
- Family kitchen with dining area
- Sumptuous dual aspect lounge plus cosy sitting room
- Peaceful location
- Gardens bordered by woodland
- Fabulous fell walks from the doorstep
- Ideal home, holiday let or weekend retreat
- Superfast Broadband available





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. For the food lovers out there, you are spoilt for choice with the Jumble Room a few minutes walk away, a treat for that special occasion, and also Michelin Star awarded Forestside.

Luxury Throughout

The kitchen is fitted with farmhouse style base units with complementary granite work surfaces. Featuring a gas 6 ring Britannia range cooker with extractor over making cooking for a large family a dream. The contemporary kitchen island has fantastic storage - ideal for the gadget loving keen cook - along with integrated Bosch quantum speed conventional microwave oven and a Neff dishwasher. Also having a complementary work surface incorporating an integrated Belfast style sink and drainage area. The slate flooring benefits from underfloor heating - a treat for cold toes!

Specifications

Open Plan Kitchen / Dining Room
5.87m x 4.22m

Utility Room
2.46m x 1.8m

The high vaulted ceiling adds to that wonderful feeling of spaciousness, whilst views across the garden to the woodland beyond can be enjoyed from the dual aspect windows. If you are lucky you may even spot a red squirrel scurrying around whilst dining here, or perhaps take a quiet moment sitting on the window seat enjoying the tranquillity.

There is a useful utility room fitted with shelves, having plumbing for an automatic washing machine and provision for a dryer. With stylish double Belfast style sink with mixer tap. This room also provides additional space to store outdoor sports or garden equipment.

The downstairs shower room is contemporary and stylish with a three piece suite comprising a large Mira rainfall shower, pedestal wash hand basin and a WC.





The Heart of the Home

Specifications

Lounge
7.21m x 4.85m

Sitting Room / Snug
4.98m x 4.5m

Another fabulous dual aspect room is the Lounge, with garden views which also include a glimpse of Helm Crag beyond, this room is full of character having once been the original 17th century part of the cottage. Cosy and welcoming thanks to the low beamed ceiling and oak floor, and ideal for relaxing in after a long day on the fells in front of the log burning stove.

The Snug is perfect for quiet relaxation. This lovely room is spacious enough for all, yet maintains that 'cosy' feeling - perfect for enjoying a good film or getting lost in an absorbing book.



Generous Bedrooms

What a room this spacious double is! The jewel in the crown of these double bedrooms featuring a sweet juliet balcony from where to enjoy the woodland views.

With tiled flooring and a modern three piece suite comprising a Mira rainfall shower within a tiled cubicle, pedestal wash hand basin and WC. Natural light streams in from the Velux.

A dual aspect bunk bedded room benefitting from woodland and garden views, with exposed beam and integrated storage cupboard.

Specifications

Bedroom One
5.08m x 3.23m

Bedroom Four
4.42m x 2.03m





Generous Bedrooms

Specifications

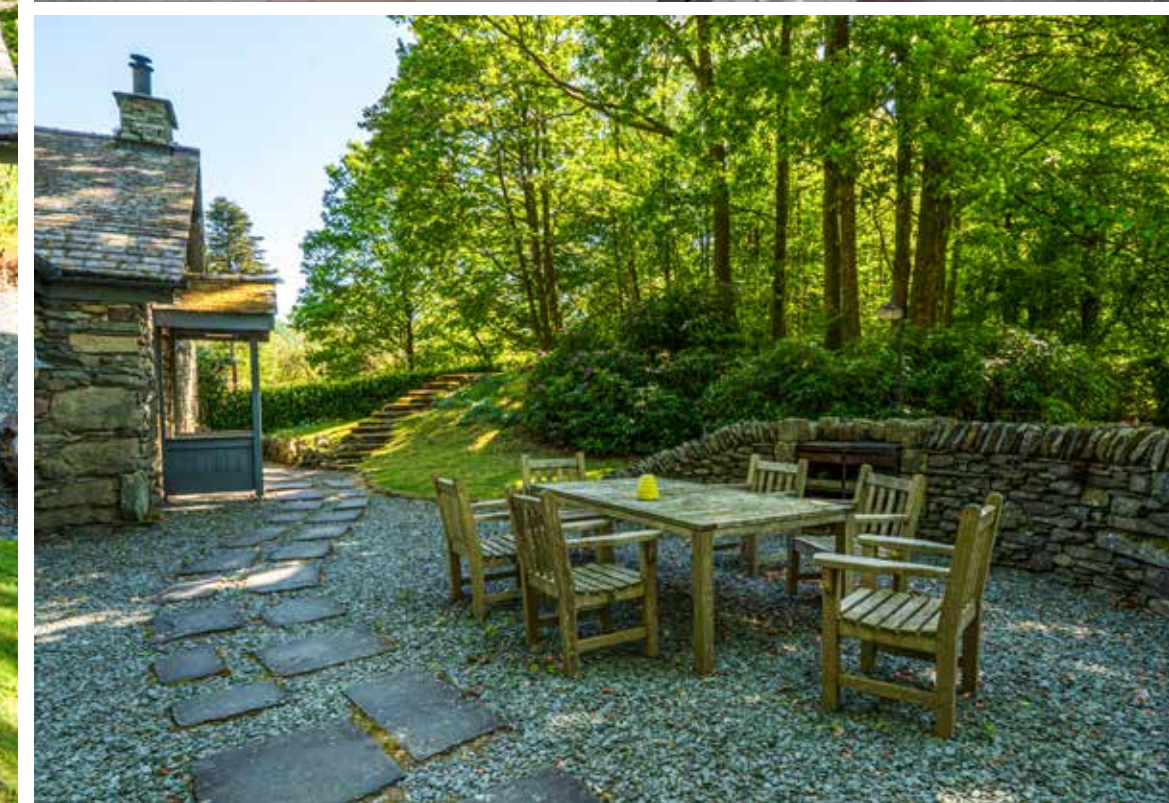
Bedroom Two
3.38m x 2.82m

Bedroom Three
3.33m x 3.12m

Bedroom Two is a bright and airy double room, enjoying woodland and garden views. Characterful features include exposed beams and roof truss, whilst a Velux also lets natural light flood in.

Another elegant double bedroom, featuring exposed beam and roof truss. A wide sill beckons as a window seat for quiet relaxation.







Outdoor Retreat

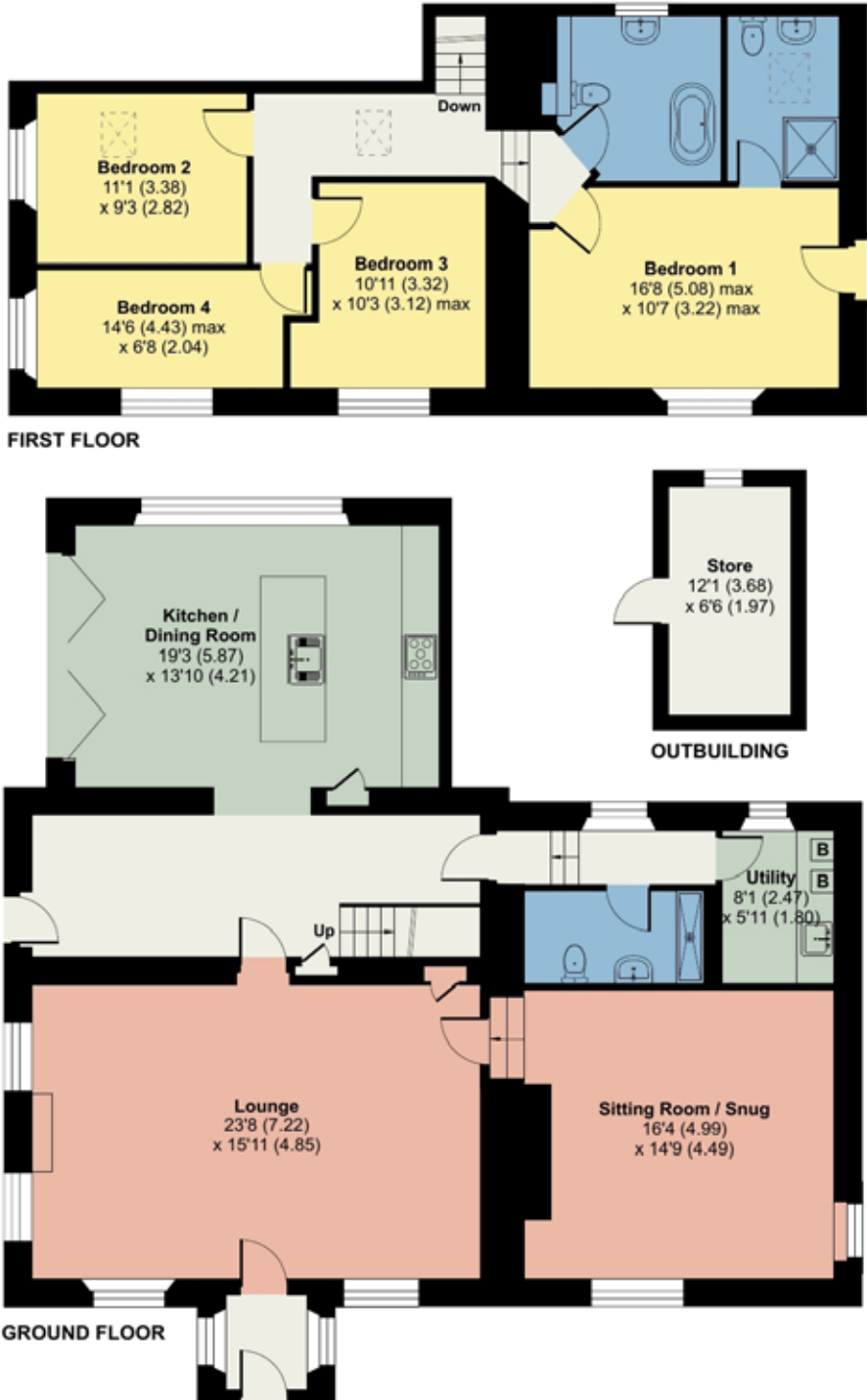
A rather lovely tiered informal garden with plenty of space in which to sit and relax. Having a lawned area bordered with mature rhododendrons and shrubs as well as a patio area ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day.

Additionally there is a shed which provides excellent storage for garden and outdoor equipment.



Floorplan

Thimble Hall, Grasmere, LA22
 Approximate Area = 2086 sq ft / 193.7 sq m
 Outbuilding = 78 sq ft / 7.2 sq m
 Total = 2164 sq ft / 201 sq m
 For identification only - not to scale



Important Information

Parking:
 A gated gravel drive provides private parking for a number of cars.

Tenure:
 Freehold.

Business Rates:
 The property has a rateable value of £3,350 with £1,671.65 being the amount payable to Westmorland and Furness District Council for 2025/26. Small Business Rate Relief may be available.

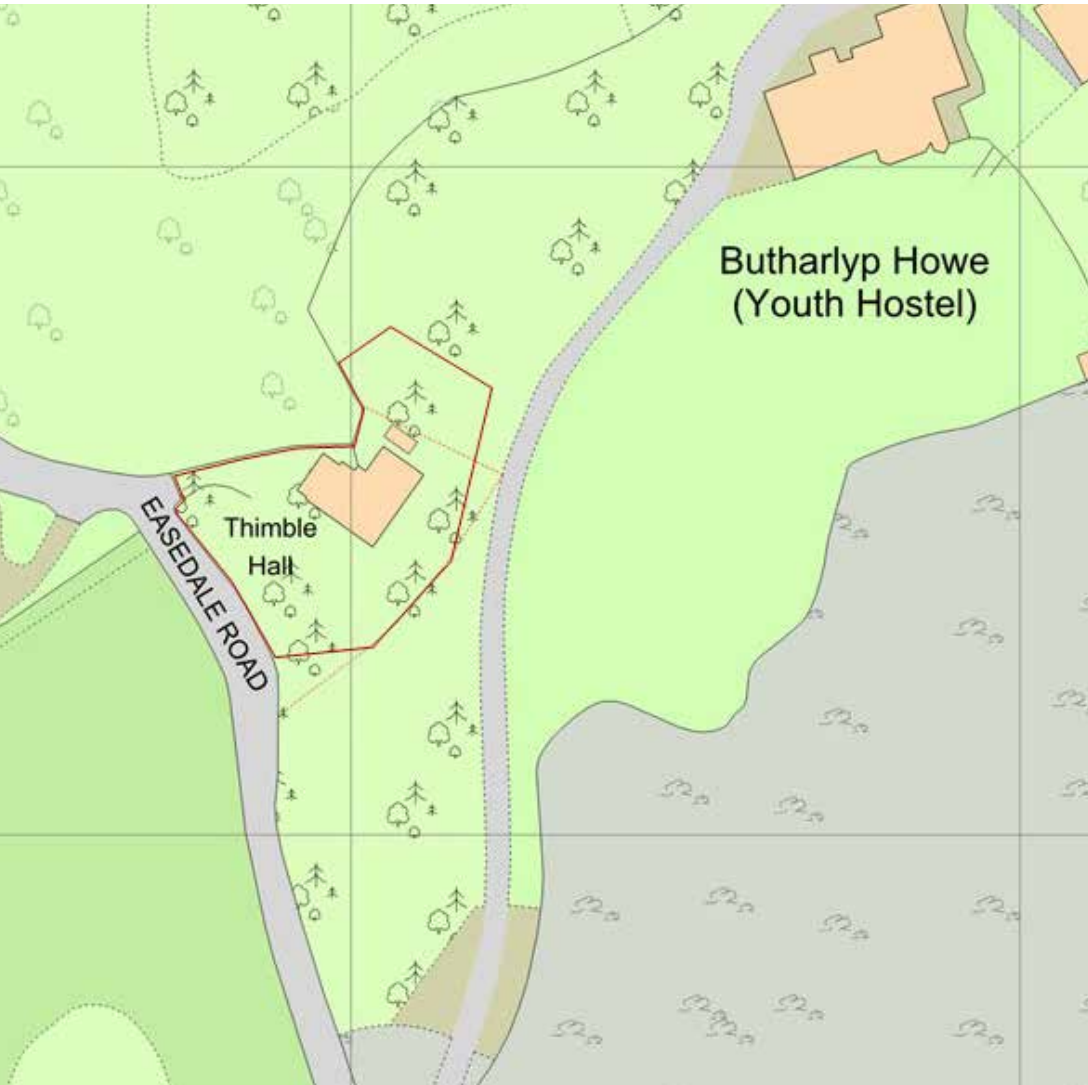
Services:
 The property is connected to mains electricity, gas, water and drainage. Gas central heating to radiators.

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.

What3Words:
 ///secures.intensely.pylons

Directions:
 On entering Grasmere from Ambleside on the A591 bear left at the mini roundabout close to Dove Cottage (William Wordsworth's former home) and continue into the village passing the coach and car parking on the right. Continue through the village passing the church and on reaching the Village Green turn left onto Easedale Road. Proceed a little way along this road before taking a right turn just after passing the Youth Hostel onto the private gravel driveway.



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To view contact our Ambleside office:

Call us on 015394 32800

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