



 Michaels Nook Cottage



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Grasmere, LA22 9RX

Boasting spectacular far reaching views from its elevated position on the edge of the lovely village of Grasmere, this outstanding four double bedroomed, three bathroomed Lakeland home is an absolute delight from start to finish. As peaceful, private and idyllic as one could wish for, yet only a short walk into Grasmere and all the chocolate box village has to offer.

This beautiful home is being sold with the fabulous, high quality fixtures, fittings and furniture included (minus some personal effects) making the transition for the new owner totally seamless.

Quick Overview

- Exceptional detached family home
- Meticulously modified and updated in recent years to a high standard
- Luxury 4 bedroomed accommodation
- Three bathrooms (two en suite)
- Two wonderful reception rooms, large contemporary family kitchen and cloakroom
- Detached gym in former garage
- Idyllic peaceful location on the edge of Grasmere
- Spectacular fell views
- Private gated driveway with ample parking
- Superfast Broadband





Welcome

Having been meticulously modified and updated in recent years the attention to detail in this wonderful home goes far beyond the lovely timber cottage doors, polished slate floors, and the modern timber and glass staircase, and includes house surround sound via Sonos speakers and under floor heating in the bathrooms and all of the ground floor.

The accommodation is entered via an open covered porch leading to a bright and welcoming entrance hallway, and beyond to a wonderful sitting room with fabulous fell views from the extended bay window. There is an elegant dining room perfect for entertaining, and a spacious and stylish family kitchen, supplemented by a very useful boot room and a separate cloakroom all on the ground floor.

On the first floor are four double bedrooms, two with luxury en-suite shower rooms. The house bathroom has a modern 3 piece suite and the utility room is also usefully situated on this floor. Outside is the gym, located in what was once the detached garage, delightful easily maintained split level garden with fell views along with plenty of car parking provision on the private, gated driveway.

This is a rare and superb opportunity in this wonderful part of the English Lake District, so early viewing is highly recommended.

Location

Situated on “the right side of the valley”, Michaels Nook Cottage benefits from sunlight throughout the day, offering stunning views of the sun setting over the western fells on late summer evenings, and the added advantage of extended winter sunshine into the late afternoon. It means that you can relax, even on the dampest and gloomiest of days, and enjoy an ever-changing view - a superb panorama of fells shrouded in mist one minute and bathed in golden sunshine the next.

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.





Inviting Living Spaces

Specifications

Sitting Room

24' 10" x 14' 7"
(7.58m x 4.47m)

Covered Open Porch

With stone bench - perfect for donning walking boots ahead of ticking off one of the surrounding well known Wainwright fells.

Entrance Hallway

Light and welcoming thanks to the timber and glazed door, and having plenty of space whether greeting visitors, or sitting quietly. Characterful exposed stone wall, and stylish stairs lead to the first floor.

Sitting Room

A wonderfully light triple aspect spacious room enjoying utterly breath taking views across the valley to Silver How, Loughrigg and Helm Crag from the bay window. Having polished slate flooring, the inset modern gas CVO fire (remote controlled) provides a real focal point. This lovely room is spacious enough for all, yet maintains that 'cosy' feeling - what better place to gather and relax with friends and family?



Elegant Dining



Specifications

Dining Room

13' 5" x 11' 5"
(4.09m x 3.48m)

Family Kitchen

15' 8" x 13' 10"
(4.78m x 4.21m)

Dining Room

Also boasting amazing fell views, this is a wonderful light and airy elegant room - a rather special space for entertaining friends and family.

Family Kitchen

Superbly equipped with a stylish range of contemporary wall and base units featuring soft close doors and drawers, and work tops incorporating an inset sink and a half with mixer tap, along side a Zip tap for convenient instant boiling or chilled water. Enjoying views towards Silver How and the surrounding countryside from the window over the sink, providing possibly the very best distraction from the dirty dishes.

Having a wealth of integrated Gaggenau appliances including an electric grill/oven/warming drawer, 4 ring induction hob with concealed Neff extractor over, floor to ceiling fridge, freezer, separate wine fridge and a Miele dishwasher. Additionally, the generously sized island incorporates storage facilities beneath, with seating on two sides for more relaxed informal dining.





The Master Suite

Specifications

Bedroom 1
16' 3" x 15'
(4.95m x 4.56m)

Split Level Landing

With Velux letting natural light flood in, with integrated linen cupboard and a loft access point.

Bedroom 1

A spacious, light and airy high ceilinged triple aspect double room with simply spectacular views towards

Silver How, Helm Crag and the surrounding fells. A sumptuous room to relax in after a long day at work, or perhaps in the mountains.

En-suite Shower Room

Tiled walls and floor and a three piece suite comprising Grohe his and hers wash hand basins set above a vanity drawer unit, walk in rainfall shower with additional hand attachment, and Gebrit dual flush WC. There are not one but two heated ladder style towel rails/radiators ensuring there is always a warm towel on hand when emerging from the shower, and also underfloor heating for cosy toes!



Luxury Bedrooms

Bedroom 2

Another luxury double bedroom, being dual aspect with yet more fabulous fell views.

En-suite Shower Room

Contemporary tiled walls and floor and a three piece suite comprising Grohe wash hand basin, walk in rainfall shower with additional hand attachment, and Gebrit dual flush WC. Having a heated ladder style towel rail/radiator and also underfloor heating to ensure no cold toes!

Specifications

Bedroom 2
15' 9" x 15' 1"
(4.80m x 4.60m)

Bedroom 3
11' 8" x 10' 5"
(3.56m x 3.18m)

Bedroom 4
13' 7" x 11' 7"
(4.14m x 3.53m)

Bedroom 3

A light and bright room, currently in use as a twin, also with fell views and having a contemporary range of wardrobes and shelving/storage units.

Bedroom 4

The second twin bedroom, this one enjoying a dual aspect with further fell views.

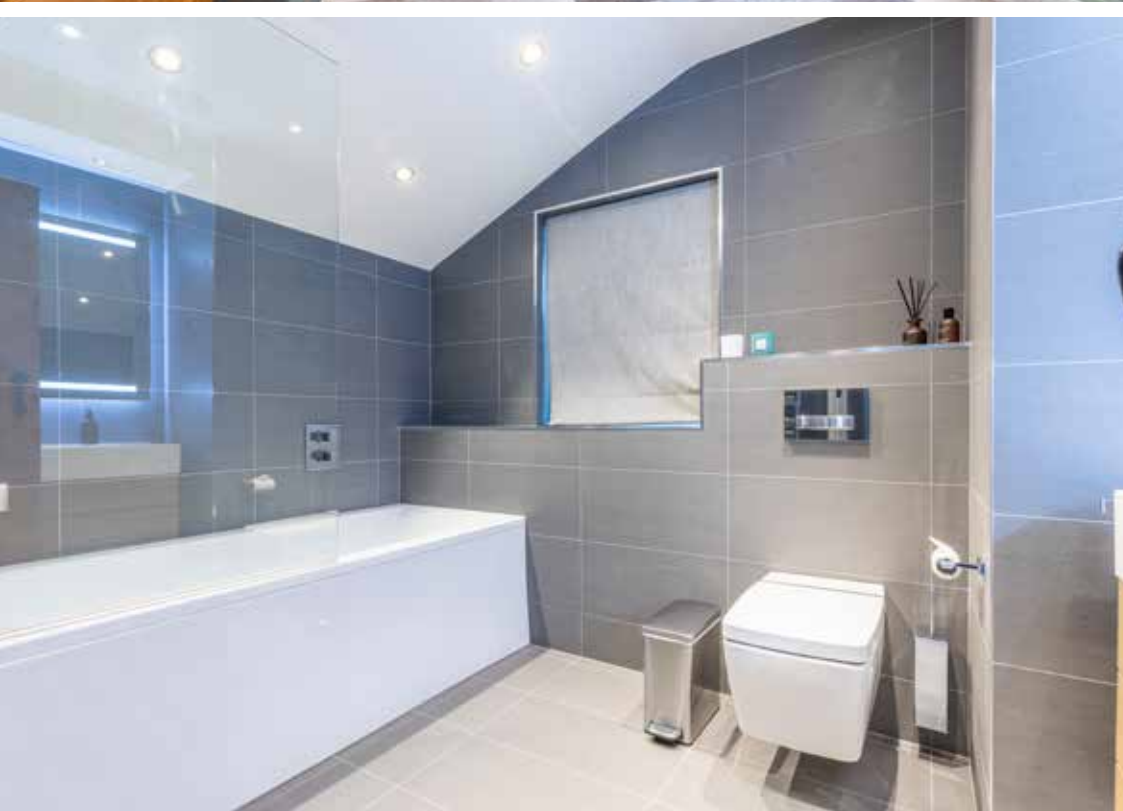
House Bathroom

Having tiled walls and flooring, with a three piece suite comprising a panel bath with Grohe shower over, Grohe contemporary wash hand basin over vanity drawer unit, and Gebrit WC.

Utility Room

How brilliantly sensible to have the laundry dealt with on this floor - with plumbing for an automatic washing machine, and provision for a tumble drier. Ample storage in the form of an integrated cupboard and shelving.







Further Amenities

Specifications

Gym
20' 6" x 12' 10"
(6.25m x 3.91m)

Gym

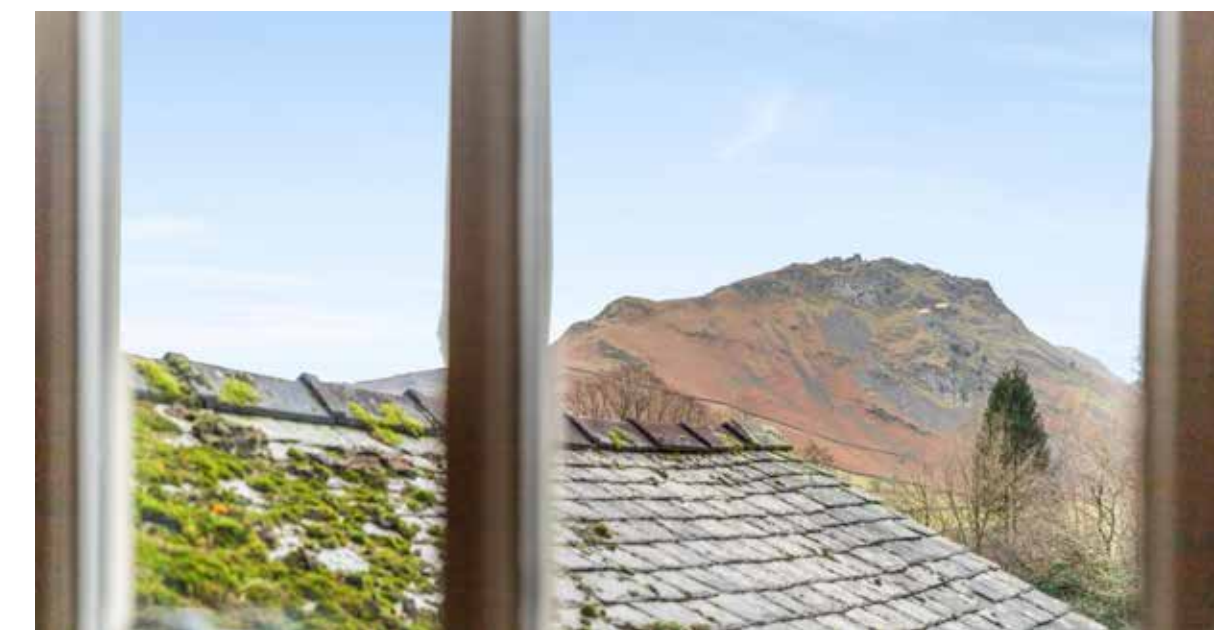
Located in the former detached garage, lovely timber doors lead to a gym. Having two mirrored walls and integrated storage.

Gardens

Outside there is an easily maintained split level garden to the front of the property, enjoying a peaceful and private setting, and having plenty of areas in which to sit and enjoy the tranquil surroundings and marvellous views, there really is something for everyone.

A lawn, borders with mature shrubs and trees, as well as a gravel patio area ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day.

Additionally, there is also a small shed attached to the rear of the gym, ideal for the storage of garden and outdoor equipment. Ample space to park on the private gated gravel drive completes the picture.



Important Information

Tenure

Freehold.
Shared drive - Leasehold - Michaels Nook Management Company.

Council Tax

Westmorland and Furness District Council - Band G.

Services

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

Broadband

Superfast Broadband available.

Mobile Signal

O2 likely service, Three, EE and Vodafone limited.

Energy Performance Certificate

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

Directions

From the mini roundabout on the A591 leading to the famous Lakeland village of Grasmere, continue north towards The Swan Hotel on your right taking the right hand turn up the little lane just before the hotel. Follow the lane round to the left until reaching Michaels Nook signposted on the right. Turn in through the gated entrance onto the shared driveway, before bearing right and following this driveway to the gated entrance to Michaels Nook Cottage at the end.

What3Words

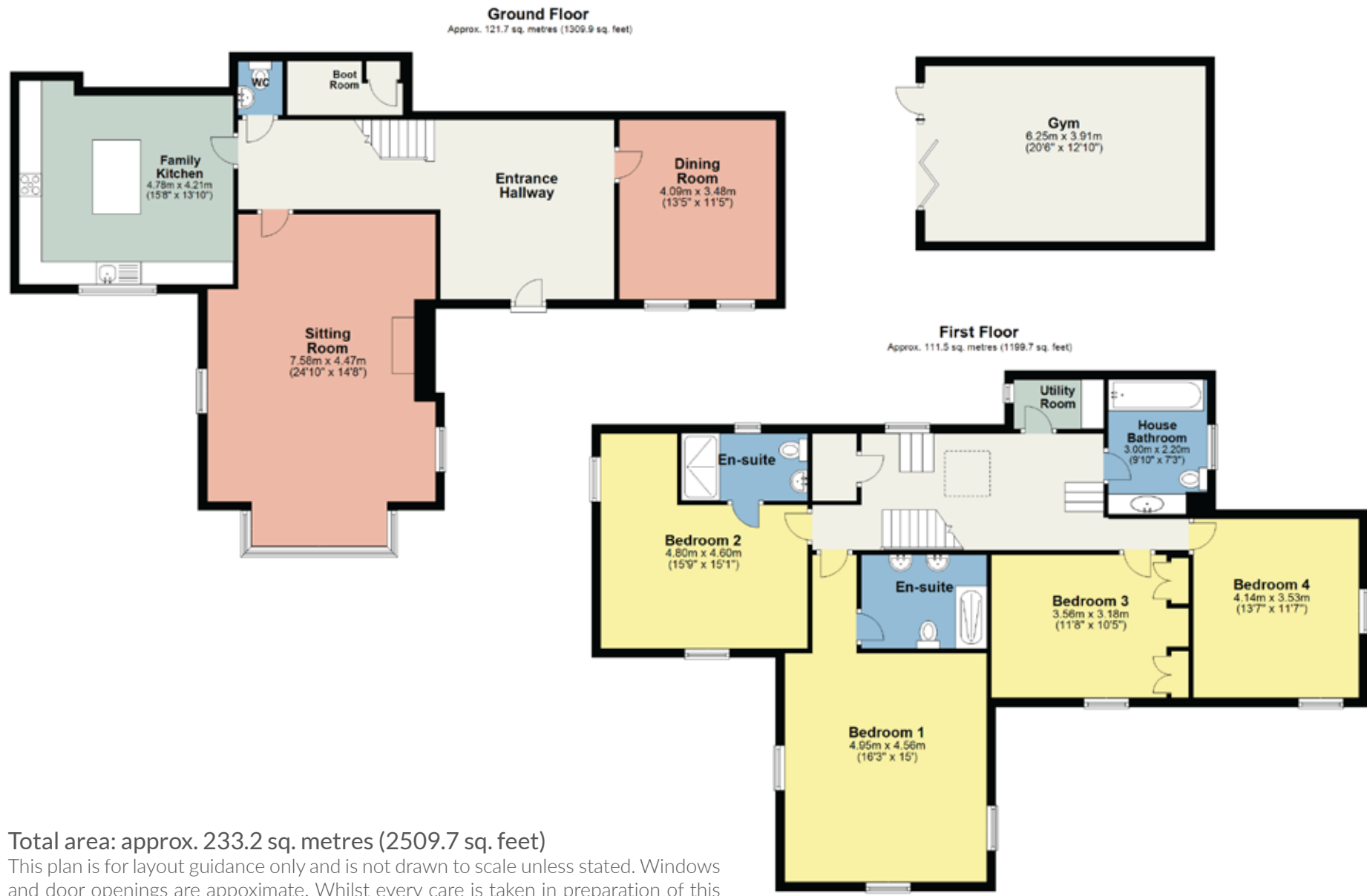
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Note

Please note; to maintain the peaceful and private situation of this stunning property holiday letting is not permitted.



Floorplan & Boundary



Total area: approx. 233.2 sq. metres (2509.7 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 decisions reliant upon them.



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