



Fell Tops

Grassgarth Lane, Ings, LA8 9QF

Guide Price £800,000



FELL TOPS

GRASSGARTH LANE, INGS

South facing, a beautifully presented detached property in a generous garden with ample parking and an elevated setting which affords lovely open views of the surrounding countryside. Fell Tops has the benefit of a highly accessible Lakeland location.

Built in the 1930s it was extended in 2000 and then renovated with contemporary flair since the present owners' purchase in December 2017. It's been an impressive transformation and now presents as a well equipped modern family home that will no doubt appeal to first and second home owners.

Internally offering a large sitting room, an inviting dining kitchen and utility room, five bedrooms, a bathroom and two shower rooms. Contemporary and stylish, the fixtures and fittings are of a high quality and have been cleverly and carefully chosen to create a modern family home, ready to move straight into.

Outside you'll find a detached single garage, generous parking for family and friends and established, well stocked gardens. Located at Ings between Kendal and Windermere, Fell Tops offers great accessibility for local facilities and the road and rail network.

Highly recommended for those seeking a turn-key solution - there's also planning permission for a new porch and drawings for a further extension should you wish to put your own stamp on the property.





Set back off the A591 for maximum accessibility Fell Tops enjoys an elevated setting and offers distant fell views and a south facing position.

A location that is handy for all that Staveley (1.9 miles), Windermere (2.4 miles) and Kendal (6.8 miles) has to offer in terms of educational, recreational, commercial and retail facilities. Access to the M6 is at Junction 34 and for train travel, Oxenholme on the main West Coast railway line is 10.2 miles distant. In Ings itself there is the Watermill Inn and Brewery, BP service station and general store, Bike Treks and just up the road, the Lakeland Farm Visitor Centre – a favourite with visitors and locals alike for their super farm shop and great café (serving amongst other things, brilliant breakfasts, cracking cakes and lovely lunches).

If you have children and are thinking of schooling, there are primary schools in Staveley and Windermere and secondary schools in Troutbeck Bridge and Kendal.

Accommodation

Ground Floor

Porch/Sunroom

The entrance porch/sun room is ideally situated to make the most of the south facing aspect and received uninterrupted sun all day. Now looking a little dated the vendors have planning permission to replace with a traditional porch, but also have plans drawn for two options with a more contemporary edge.



Sitting Room

19'7 x 13'8 (5.97m x 4.16m)

Large sitting room with plenty of room for a dining table if you wanted a multi function main reception room. Dual aspect including a square bay window with views to the south. Sandstone fireplace and multifuel stove. Cornice to ceiling, downlighters, floating display shelves and TV point.

Dining Kitchen

25'4 x 23'2 (7.73m x 7.07m)

Dining kitchen stylishly fitted, light, bright and contemporary – a lovely space to cook, eat and relax. Triple aspect with views to the south and to the west and north gardens. On the westerly elevation sliding doors with fitted blinds lead out to the garden and a deep window seat with underbuilt bookshelves provides a great place to sit with a coffee and admire the view. Downlighters and TV point with wall mounted bracket. The matt pale grey kitchen cabinets themselves came from Maelstrom Lancaster Ltd and are topped with white quartz worktops, the look being finished with Dekton splashbacks in white with a pale grey vein. The island unit incorporates a breakfast bar and has a De Dietrich induction hob and electric oven with a fan over. Integral appliances include a Bosch dishwasher, and tall fridge and freezer units. Sink unit, herringbone Ted Todd flooring, part glazed back door and coat rack.



Utility Room

Utility room is a work in progress; the planned installation has charcoal grey matt grey fronted units, second sink unit, slate tiled floor and a useful pantry cupboard.

Shower Room

Shower room with a contemporary look, a large cubicle with slate herringbone patterned tiling and a stunning slate shower tray. Generous rectangular wash basin on a vanity unit with two underbuilt drawers. Loo, large porcelain tiling to floor and walls, matt brass fittings, heated towel rail, downlighters and extractor fan.

First Floor

Landing

With loft hatch and downlighters.

Master Suite Comprising Double Bedroom, Shower Room & Walk In Wardrobe:

13'10 x 14'11 (4.22m x 4.54m)

Bedroom with dual aspect including dormer window enjoying southerly views. Fitted dressing table and four chests of drawers. TV point and downlighters. Walk in wardrobe with shelves, hanging space and light. En-suite shower room currently in the process of being refitted but the finished room will have a large shower cubicle, a black ceramic wash bowl on a slate shelf, loo, heated towel rail and extractor fan. The shower unit, one wall and floor will all be tiled in statement dark tiles.



Double Bedroom Two

17'6 x 11'4 (5.34m x 3.46m)

An attractive double bedroom with part sloping ceiling, exposed purlin, Velux skylight and second window in the gable end giving a lovely dual aspect.



Double Bedroom Three

13'1 x 11'2 (4.00m x 3.40m)

with sloping ceiling, exposed purlin and two Velux skylights.



Single Bedroom Four

14'7 x 7'6 (4.45m x 2.28m)

Currently used as a media room with built in storage cupboards and view a view of the rear garden.

Single Bedroom Five

12'1 x 7'7 (3.69m x 2.31m)

With a lovely view of the rear garden.

Bathroom

Bathroom this has been given an on trend industrial look with black fittings whilst the walls and floor have been finished with microcement covering, a technically advanced product (perfect for bathrooms being hardwearing, waterproof, seamless and non slip). ¾ sized freestanding bath, wet room style shower with screen and recesses for toiletries, floating loo, stunning lozenge shaped marble wash basin, large mirror and walnut finished cupboards. Black heated towel rail, downlighters, obscured glass to window.





Outside

Gated driveway to a large block paved area with space for parking and turning. Ideal if you have a boat, camper or caravan. Detached block built single garage with roughcast external elevations under a slated roof. Roller door, side personal door, power and light. The garden extends around the house and is largely laid to lawn with paths, planted borders, mature shrubs, outside lighting and cold water taps. Integral boiler room housing Grant oil fired boiler and hot water storage tank.

Directions

Travelling along the A591 from Kendal towards Windermere and approaching Ings, the BP garage is on the left. The turning for Grassgarth Lane is shortly afterwards being first on the right. Turn here and Fell Tops is the fifth drive on the left.

Services

Mains water and electricity.

Oil fired central heating.

Private drainage to a tank located within the garden.

Tenure

Freehold

Council Tax Band

G

Please Note

A separate tank for the adjacent property is also located in the higher section of the garden.

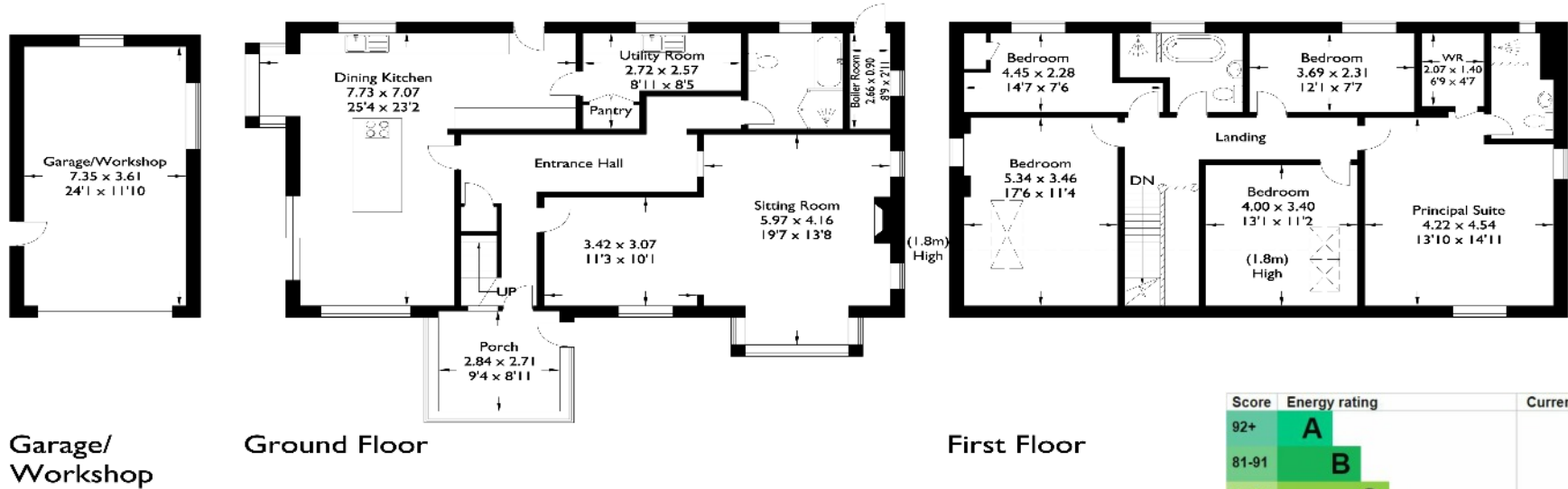
All of the rooms have double glazed windows – some are PVCU, others are wooden framed.

Neighbouring Ings Mill Park is exclusively owners only, no touring caravans. The site isn't open 12 months of the year.

There is planning permission granted by the Lake District National Park Planning Department (Ref 7/2019/5409 dated 23. July 2019) for the demolition of the sun room on the front elevation and construction of a porch. The vendors also have drawings for more contemporary porches although these have not been submitted for consideration. Interested parties should ask the Agents for details.

Fell Tops

Approximate Gross Internal Area : 215.86 sq m / 2323.49 sq ft
 Garage/Workshop : 26.53 sq m / 285.56 sq ft
 Total : 242.39 sq m / 2609.06 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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