



# 3 Town Head Cottages

Grasmere, Ambleside, LA22 9RS

Guide Price £575,000

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## Grasmere

3 Town Head Cottages is a Grade II listed quintessential traditional three bedroom Lakeland property. A light and airy property with high ceilings, stunning views, many original features including slate flag floors and exposed beams etc. With two double bedrooms and one single. There is a small room on the ground floor which could be a study or potentially another shower room? With a delightful manageable garden and a room to park. Enviably positioned on the edge of Grasmere in a rural location offering peace and tranquility, yet within walking distance of the village. The property benefits from breathtaking fell and country views to both the front and rear bordering open countryside.

The cottage is an attractive size and offers a degree of versatility and scope for some improvements however does benefit from majority modern double glazing and a recently installed new bathroom. It has been used as a second home with some holiday letting although only rented as a two bedroom cottage.

Approximately one mile north of the highly popular village of Grasmere. The property is only a 25 minute walk into the centre of Grasmere which has a wide variety of amenities including shops, cafes, restaurants, churches, primary schools etc. The village is also famous for its literary connections to the Lakeland poets in particular William Wordsworth together with its famous Grasmere Gingerbread.







### Accommodation

Front door leading into enclosed porch with quarry tiled floor. Lovely views down the valley towards the surrounding countryside.

Internal door leading into:

### Living/Dining Room

A delightful light and airy dual aspect room with high ceilings and exposed beams. Windows to the front and rear benefiting from attractive feature window seats. Original partial slate flag floor. Feature wood burning stove on a slate hearth and mantel, TV point, twin night storage heaters. Rear stable door and stunning views across the garden to the adjacent countryside and surrounding fells with a direct view of Helm Crag.



### Kitchen

Basic selection of wall and base units with stainless steel sink unit and mixer tap. Electric cooker point, free standing fridge, partially wall tiled and feature flag flooring. Amazing views from the kitchen window towards the surrounding countryside.

### Study

Currently used as an overflow/cloakroom however would make an ideal study. With night storage heater. Lakeland flag floor and understairs cupboard providing great storage facility.







## First Floor Landing

### Rear Bedroom One

Double room with original feature cast iron fire surround. Lovely window seat and stunning west facing views over the garden towards Helm Crag.

### Front Bedroom Two

Attractive twin room with lovely country views.

### Rear Bedroom Three

Single bedroom with views towards Helm Crag. Night storage heater. (this room is currently blocked of from holiday guests).

## House Bathroom

Recently installed modern white three piece suite comprising of duo bath with rain head shower above and shower attachment. WC and vanity wash hand basin. Built in airing cupboard housing the cylinder. Chrome heated towel rail, under floor heating, wood effect floor and partially wall tiled. A light dual aspect room with beautiful views down the valley towards Grasmere including Loughrigg and Silver How.







### Outside

The property has a room to park up to two vehicles. Side access to the rear garden which has a sizable yet manageable lawn, small patio and fantastic panoramic views including towards Helm Crag.

The property benefits from a stone store currently housing wood and coal.

### Directions

From Ambleside head north on the A591, proceed over the mini roundabout (south entrance to the village) continue up Keswick Road past The Swan Hotel and The Travellers Rest on the right hand side. Continue up Dunmail Raise for approximately 400 metres and turning left. Continue down the lane and the property can be found on the right hand side.

<https://what3words.com/duos.kidney.rear>

### Tenure

Freehold.

### Services

Mains water and electric. Private drainage. (Non compliant) Night Storage Heating.

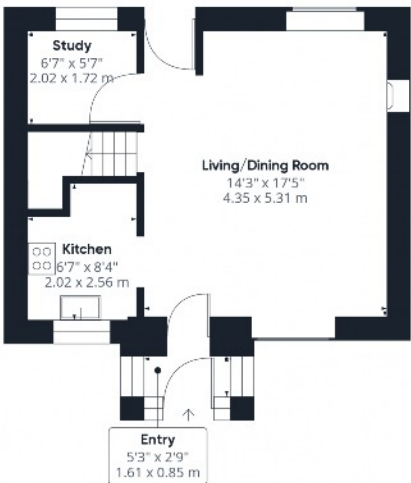
### Council Tax Band

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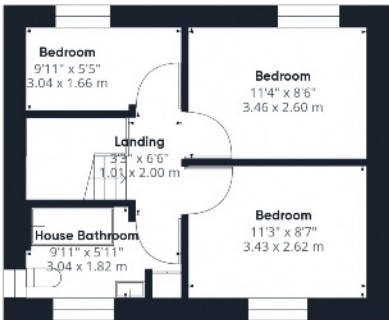
### Broadband

21 Mbps download speed (based on Ofcom.com results)





Floor 0



Floor 1

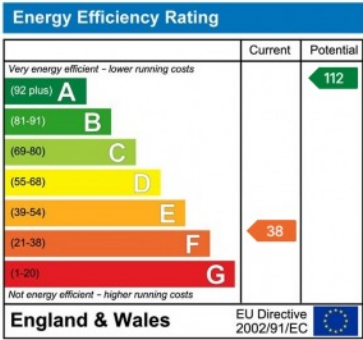


Approximate total area<sup>m</sup>  
733.65 ft<sup>2</sup>  
68.16 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.