



Thimble Hall  
Grasmere | The Lake District | LA22 9QE

# THIMBLE HALL

---



## Welcome to Thimble Hall, Grasmere, LA22 9QE

Enjoying a wonderfully peaceful Lakeland setting, this charming, detached family home offers beautifully presented and highly versatile accommodation arranged across two floors. With four bedrooms and three bathrooms, the property perfectly balances character and comfort, complemented by a bright and sociable family dining kitchen, a welcoming main lounge, and an additional cosy sitting room.

Ideally positioned to make the most of its enviable surroundings, the home provides immediate access to an exceptional outdoor lifestyle. From here, you can set off on scenic walks up nearby fells, explore the surrounding countryside, stroll to the lake shore, or wander into the heart of Grasmere village for an array of dining and refreshment options, all just moments from your doorstep. Placing this exceptional home in one of the Lake District's most sought-after and accessible locations.

Externally, the gardens are designed to complement the natural beauty of the setting, offering a tranquil and informal outdoor space where mature planting and birdsong create a true sense of calm and privacy. Thimble Hall can be bought as a going concern, long term let or be reverted to a private dwelling if so desired.

*Please note: Certain images have been digitally enhanced using AI for presentation purposes.*



## Location

Renowned for its historic connections with William Wordsworth, the charming village of Grasmere is widely regarded as one of the most beautiful and desirable locations within the Lake District National Park. Nestled amidst a dramatic backdrop of fells, woodlands and open countryside, the village offers a rare combination of outstanding natural scenery, rich cultural heritage, and a warm, welcoming community atmosphere.

Grasmere itself is exceptionally well served by an appealing variety of independent amenities, including cafés, traditional Lakeland Inns, artisan shops, and well-regarded restaurants, all conveniently located within easy reach.

The surrounding landscape is nothing short of spectacular. From the doorstep, an extensive network of walking routes opens up, allowing immediate access to the high fells (including Easdale Tarn), scenic valleys, and the tranquil shoreline of Grasmere Lake. This unique setting offers endless opportunities for both leisurely walks and more challenging hikes.

For those with a passion for fine food and dining, the area is particularly well regarded. Just a few minutes' walk lies The Jumble Room, a long-established and much-loved local restaurant known for its distinctive atmosphere and creative menu, making it an ideal choice for special occasions. Also within close proximity is the highly acclaimed Michelin-starred Forest Side, offering an exceptional fine dining experience that draws visitors from across the region and beyond.

Altogether, Grasmere presents a truly idyllic lifestyle setting, combining natural beauty, cultural significance, and everyday convenience.

---

“ Having owned Thimble Hall for 20 years, family and friends, young and old alike have loved the location and setting, private yet accessible from the door to both beautiful walks and great facilities.”



# STEP INSIDE

---

Tucked quietly beneath a sweet canopy porch, the cottage welcomes you in with a sense of warmth that feels almost immediate. The traditional stable door opens into a spacious hallway where boots are kicked off and coats are hung after long walks. There is a wonderful calm anticipation in the air here, the kind that comes before a day outdoors or a cosy evening in.

Step further inside and the heart of the home reveals itself. The kitchen and dining space opens wide beneath a vaulted ceiling, sunlight pouring in and across the slate floor. It's a room made for gathering, whether that's lively family meals or slow breakfasts with the doors folded back to let the garden drift inside. The kitchen itself feels both practical and inviting, with its farmhouse touches and generous island that seems to encourage conversation as much as cooking. The underfloor heating makes even the chilliest mornings feel indulgent.

The lounge carries the history of the cottage. Once part of the original 17th century home, it wraps you in character with its low beams and gentle glow. After a day spent exploring, this is where you'll sink into a chair, the log burner crackling and sharing stories. There is also a door, which was once the cottage's front entrance, connecting the lounge to the gardens.

For quieter moments, a separate sitting room offers a retreat of its own. It's a space to curl up with a book, lose yourself in a film, or simply enjoy the comfort of still being still. Nearby, a practical rear entrance and utility space keep the rhythms of daily life ticking along, while a sleek shower room adds a touch of modern ease.

Heading up the fabulous oak staircase, light spills gently across the landing, where exposed beams remind you again of the cottage's story. Each bedroom has its own charm, but the principal room feels especially special. With its Juliet balcony opening towards the woodland, mornings begin here with birdsong and soft light filtering through the trees. This room is accompanied by a convenient ensuite shower room.

The remaining bedrooms each offer their own perspective of the surrounding greenery, peacefully bright, and full of character. Whether it's a window seat inviting you to pause, or beams that frame the space with rustic charm, every room feels thoughtfully connected to the landscape outside. Finally, the family bathroom, is perfect for long, soothing soaks after days spent walking the hills.





















# STEP OUTSIDE

---

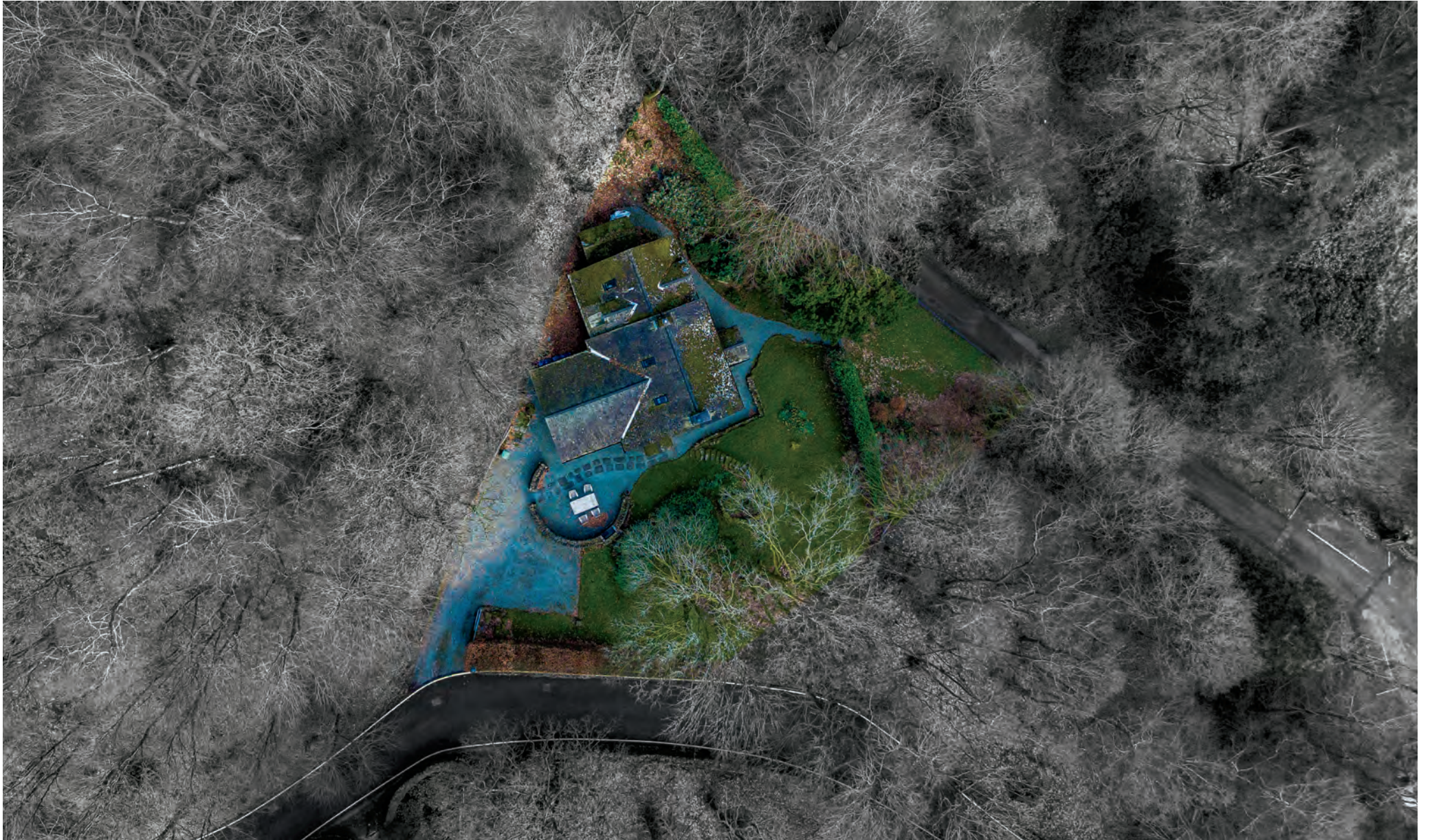
Outside, is a rather lovely tiered informal garden, offering little pockets to sit, breathe, and take it all in. There's space for morning coffee in the fresh air, or an evening drink as the light fades through the trees. Surrounded by mature shrubs and the quiet presence of nature, it feels wonderfully private.

Additionally, the property benefits from a generously sized outbuilding, offering versatile and practical storage space, ideal for garden tools, outdoor equipment, or even potential workshop use. This

feature helps keep the main living areas clutter-free while providing easy access to essential items. The exterior is further enhanced by a secure, gated gravel driveway, which offers ample off road parking for multiple vehicles. This not only adds convenience for homeowners and guests but also adds the sense of privacy and security.







Registered in England and Wales. Company Reg No. 4270819  
Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU  
Copyright © 2026 Fine & Country Ltd.



# FURTHER INFORMATION

---

## *On the Road*

Grasmere	0.2 mile
Elterwater	8.6 miles
Ambleside	4.5 miles
Bowness on Windermere	9.9 miles
Keswick	12.7 miles
Manchester	89.3 miles

A bus stop for services to Kendal, Windermere and Keswick is situated on the main road and highly convenient.

M6 J36	24.2 miles
Oxenholme (railway station)	20.8 miles
Manchester airport	98.8 miles
Liverpool airport	103.9 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Anti Money Laundering Regulations (AML)*

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

## *Local Authority charges*

Westmorland and Furness Council – business rates are payable. Rateable Value of £3,700 (with effect from 01.04.26) with the standard multiplier of 54.6p/ small business multiplier of 49.9p. Small business

## *Rail Journeys*

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

There is a branch line station at Windermere providing services to Oxenholme.



## *Services*

Mains electricity, gas, water and drainage. Gas fired central heating from 2 new Vaillant boilers in the Utility Room.

**Tenure:** Freehold

## *Directions*

what3words: ///secures.intensely.pylons  
Download the what3words App or go online for directions straight to the property.

## *Internet Speed*

Mobile & broadband are connected. For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

## *Included in the Sale*

All fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances are included.

Most remaining contents may be available by way of further negotiation.

*Guide price* £ 1,250,000

---

## *Places to Eat*

A food lover's paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

### **Informal dining, cafes and pubs**

Baldry's Café, Tweedies Bar, The Yan Bistro at Broadrayne, Mathilde's Café and The Swan, all in Grasmere

Chesters by the River, Skelwith Bridge

Zeffirellis, Fellinis, Force café, The Schelly, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, The Flying Fleece, Fresher's Café, Mr H's, Copper Pot Café and Ambleside Tap Yard, all in Ambleside

### **Special occasion dining**

The Jumble Room, Grasmere

Forest Side Hotel, Grasmere

The Old Stamp House Restaurant, The Schelly and Lake Road Kitchen, all in Ambleside.

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere.

L'Enclume and Rogan and Co, both in Cartmel.

## *Great Walks Nearby*

Straight from the door there are recognised routes by a network of lanes and footpaths for every age and ability. Head to Easdale Tarn, Silver Howe, Helm Crag (often referred to as 'The Lion and the Lamb' due to the distinctive shape of its summit) or over to Elterwater. Passing through Grasmere there is also the Coast to Coast footpath. On a wider level the Lake District has 214 Wainwrights fells to explore and enjoy.

## *Sport and Recreation*

Wild swimming and paddle boarding in the lakes and tarns

Boat hire at Faeryland, Grasmere

Sailing on Windermere, Coniston and Ullswater

Golf courses at Windermere and Keswick

Spa and gym facilities at several local hotels

Grizedale Forest - endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as Go Ape tree top courses

## *Schools*

### **Primary**

Grasmere School

Ambleside CoE Primary School

Windermere School (Independent)

### **Secondary**

The Lakes School, Troutbeck Bridge

Further Education

Kendal College

University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)

Lancaster University

## *Places to Visit*

Whatever the weather, the Lake District has a vast array of attractions to keep the whole family entertained:

In Grasmere itself, soak up the history at Dove Cottage and the Wordsworth Museum.

National Trust locations include Beatrix Potter's house Hill Top, Acorn Bank, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck.

Brockhole on Windermere, the Lake District National Park Authority's visitor centre

Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere

Jetty Museum, Windermere

Live theatre at The Old Laundry in Bowness on Windermere, Theatre by the Lake in Keswick and The Brewery in Kendal

Cinemas and live music at Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal

Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Grizedale Forest - events, music and arts



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Windermere on



Fine & Country Windermere  
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU  
01539 733500 | sales@fineandcountry-lakes.co.uk

