



Grasmere

£835,000

Green Garth, Pye Lane, Grasmere, Ambleside, LA22 9RQ

Situated in picturesque Grasmere, Green Garth is nestled on a quiet lane surrounded by breathtaking fell views.

With walking routes right from the doorstep and the village's excellent amenities just a short stroll away, this beautifully presented three-bedroom detached bungalow offers an exceptional opportunity to enjoy the very best of Lake District living

Quick Overview

Three bedroom detached bungalow

Surrounded by breathtaking fell views

A short stroll to Grasmere's wonderful shops and amenities

Lake District walks from the doorstep

Large patio area and beautiful garden

Enjoying a peaceful setting

No chain

Perfect as a family home, second home or holiday let

Parking for several cars

Superfast Broadband Available

Property Reference: AM4206



3



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1



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Superfast
Broadband
Available



Private
Parking



Living Room



Living Room



Living/Dining Room



Kitchen

Thoughtfully designed with accessibility in mind, the property features a ramped approach to the front entrance, handrails on external steps and throughout the home.

The partially glazed front door opens into a welcoming entrance hall, providing access to all bedrooms and living accommodation.

At the heart of the home is the impressive open-plan living, dining and kitchen area. Enjoying the triple aspect, this bright and spacious room takes full advantage of panoramic views towards Helm Crag and the surrounding fells. The living area features a coal-effect gas fire with a slate surround and mantel, complemented by built-in bookcases, creating a warm and inviting space.

The well-appointed kitchen offers an extensive range of base and wall units with Corian work surfaces, a double sink with waste disposal unit, and a comprehensive selection of integrated appliances, including a Neff four-ring gas hob, Neff oven, Panasonic microwave, Miele dishwasher, and Liebherr fridge and freezer. Ample storage is provided throughout, while the window above the sink offers an inspiring outlook over the surrounding landscape.

Leading from the hallway is a practical utility room with external access to the side of the property. Fitted with additional base and wall units, a stainless steel sink and drainer, and space for both a washing machine and tumble dryer, it also houses the Nilfisk central vacuum system.

The principal bedroom is a generous double, beautifully positioned to enjoy stunning fell views through its square bay window. A comprehensive range of fitted wardrobes, drawers and shelving provides excellent storage. The ensuite shower room features an Aqualisa shower, vanity unit with mirror, WC, heated towel rail and partial tiling.

Bedroom Two is a spacious double room with an extensive range of fitted wardrobes and drawers. A front-facing window frames delightful fell views, while the adjoining accessible ensuite comprises a walk-in wet room with shower, WC, vanity wash basin with storage, heated towel rail, laminate flooring and partial shower boarding. A skylight fills the room with natural light.

Bedroom Three is currently arranged as a home office and benefits from fitted shelving, a wardrobe and a built-in desk, making it an ideal study or single bedroom.

The family bathroom is partially tiled and comprises a bath with Aqualisa shower over, vanity wash basin with mirrored cabinet above, heated towel rail and Laufen WC. Two obscured windows provide plenty of natural light while maintaining privacy.



Views from Kitchen



Views from Bedroom 3/Study



Bedroom 1



Bedroom 2



Bedroom 2 Ensuite



Bedroom 3/Study

The outdoor space is a particular highlight of Green Garth. French doors from the dining area open onto a spacious paved terrace where magnificent 180-degree views, including the iconic Helm Crag, provide an exceptional backdrop for outdoor dining and entertaining. Two electric awnings offer welcome shade on sunny days. Steps lead down to the beautifully maintained lawned garden, planted with an attractive variety of mature shrubs and complemented by a useful garden shed.

To one side of the property is an additional storage box and a gated pathway leading to the driveway. On the opposite side, a metal gate opens onto a secluded seating area, enclosed by mature hedging and established planting to create a peaceful and private retreat.

To the front, Green Garth benefits from a generous driveway with two separate entrances, providing parking for several vehicles. The driveway is attractively bordered by mature shrubs and traditional stone walls, creating an impressive approach to this exceptional Lake District home.

Accommodation (with approximate dimensions)

Entrance Hall

Living Room 13' 7" x 15' 3" (4.15m x 4.66m)

Living Room/Dining Area 21' 1" x 8' 9" (6.43m x 2.68m)

Kitchen 9' 9" x 11' 9" (2.99m x 3.60m)

Bedroom 1 13' 6" x 11' 8" (4.12m x 3.57m)

Bedroom 1 Ensuite

Bedroom 2 12' 6" x 12' 3" (3.82m x 3.74m)

Bedroom 2 Ensuite

Bedroom 3/Study 8' 2" x 9' 5" (2.51m x 2.89m)

Bathroom

Utility Room

Property Information

Tenure Freehold

Council Tax Council Tax Band F - Westmorland and Furness Council

Services The property is connected to mains water, drainage, gas and electricity and benefits from electric and gas central heating



Front Elevation



Outside Seating Area



Garden and Fell Views



Fell Views from Front Elevation



Rear Patio

Broadband Superfast Broadband available - Openreach network

Mobile Services Likely service from O2, Three, Vodafone and EE

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

Directions From our office in Ambleside head north on the A591 to Grasmere passing Rydal Water and Grasmere Lake along the way. Upon reaching the roundabout take the second exit to stay on the A591. Continue along this road for a couple of minutes, go past Swan Lane and Pye Lane is the next road on your left. Green Garth is a short distance along here on your right.

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