



## Grasmere

£935,000

Hollens Farmhouse, Grasmere, Ambleside, LA22 9QF

If you're searching for a family home in one of the Lake District's most desirable locations, Hollens Farmhouse is for you! Offering a rare combination of character, space, spectacular fell views and beautiful gardens.

Situated on the edge of the picturesque village of Grasmere, with its independent cafés, shops and renowned walking routes right on the doorstep, this exceptional four-bedroom semi-detached home perfectly blends period charm with contemporary living.

### Quick Overview

Exceptional four bedroom semi detached home with no chain

Spectacular fell views

Close to Grasmere and it's independent shops and cafes

Perfect mix of character and modern touches

Lake District walks from the doorstep

Spacious accommodation throughout with

Beautiful landscaped garden

Cabin/Garden Room at the top of the garden

Parking for 2/3 cars

Ultrafast broadband available

Property Reference: AM4214



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Ultrafast  
Broadband  
Available



Private  
Parking





Living Room



Kitchen



Dining Room



Fell Views from the Staircase

The property is approached from the upper parking area, where a partly glazed entrance door opens into the bright, open-plan dining area. A large lantern rooflight, with an electric blind and the stylish bi-fold doors fill the space with natural light and every window on this level is positioned to make the most of the breathtaking Lakeland scenery.

Engineered oak flooring runs throughout the dining area and into the stunning kitchen, creating a seamless entertaining space. The kitchen features an extensive range of wall and base units topped with quartz work surfaces, together with two breakfast-bar islands, incorporating integrated pop-up power sockets, one of the islands also includes a secondary sink. Integrated appliances include a Rangemaster electric range cooker with induction hob, Zanussi oven and microwave, Bosch dishwasher, fridge freezer and separate larder freezer. A traditional Belfast sink provides a striking focal point, while the vaulted ceiling with original exposed beams and twin Velux windows enhances the sense of space and light. One particularly special feature is an original timber wall panel dating back to 1683, highlighting the property's rich history.

Bedroom Four is accessed directly from the kitchen and enjoys lovely fell views. This double bedroom benefits from an en-suite shower room comprising a WC, wash basin, Mira shower, tiled flooring and heated towel rail. A useful storage cupboard also houses the boiler.

Across the landing, the impressive lounge is undoubtedly one of the highlights of the home. Dual-aspect windows frame panoramic views towards Silver Howe and Helm Crag, while deep window sills, high ceilings and built-in bookcases add to the room's character. At its heart sits a Clearview dual-fuel wood-burning stove with slate hearth and mantel, creating a warm and inviting atmosphere throughout the year.

Bedroom Three occupies part of the property's charming 200-year-old extension, complete with curved walls and an original arched doorway. This spacious double room overlooks the surrounding fells and has its own en-suite shower room with a WC, wash basin, Mira shower and heated towel rail.

The loft offers exciting potential, with planning permission already granted for conversion into a substantial one-bedroom suite incorporating a bedroom, shower room, lounge and study area. Once completed, the space would enjoy spectacular elevated views across the serene waters of Grasmere and the dramatic surrounding fells, providing exceptional additional accommodation.

Descending to the ground floor, a large feature window floods the staircase with natural light, while an original false timber door provides another fascinating reminder of the home's history.

The welcoming entrance hall offers an external entrance, original built-in cupboards, under-stair storage and practical coat hooks.

The principal bedroom is a spacious dual-aspect double with wonderful fell views and a large fitted wardrobe. Its en-suite includes a WC, wash basin with mirrored cabinet, Mira shower, heated towel rail and an attractive letterbox-style window providing natural light.





Fell Views Living Room



Dining Area





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Bedroom Two is another generous double featuring exposed beams, a built-in wardrobe and a large side-facing window.

The family bathroom is fitted with a WC, wash basin set into fitted storage, a Mira shower and has space and plumbing for a washing machine. Tiled flooring and part-tiled walls complete the room.

The outdoor space is every bit as impressive as the interior. The beautifully landscaped garden can be accessed via a side gate or directly from the dining area through contemporary bi-fold doors. A well maintained lawn is bordered by mature shrubs and colourful perennial planting, while a sunken seating terrace provides the perfect setting for relaxing outdoors and enjoying sunsets behind Helm Crag.

At the top of the garden stands an attractive pine-built cabin/garden room with electricity and heating, ideal as a home office, studio or hobby room. With glazed doors opening onto its own decked terrace, it enjoys outstanding views across the surrounding fells. Tucked discreetly behind the cabin/garden room is a practical potting shed providing useful garden storage.

To the front of the property is a charming walled flower bed and patio area, protected by a National Trust covenant preserving its use as landscaped garden space. The generous private parking area comfortably accommodates two or three vehicles and is fitted with an mains charging point.

Combining centuries of history with thoughtfully designed modern living, Hollens Farmhouse offers spacious family accommodation in one of the Lake District's most sought-after villages. With breathtaking views, beautiful gardens, ample parking, future development potential and some of the area's finest walking routes literally on the doorstep, this is a truly exceptional home that perfectly captures the Lake District lifestyle.

#### Accommodation (with approximate dimensions)

Dining Room 013' 5" x 11' 7" (4.10m x 3.52m)

Kitchen 12' 5" x 20' 8" (3.80m x 6.3m)

Living Room 17' 0" x 17' 0" (5.20m x 5.20m)

Bedroom 3 12' 1" x 12' 9" (3.70m x 3.90m)

Bedroom 4 9' 10" x 15' 1" (3.00m x 4.60m)

First Floor Landing

Ground Floor Entrance Hall

Bedroom 1 16' 1" x 17' 1" (4.90m x 5.20m)

Bedroom 2 9' 10" x 15' 1" (3.00m x 4.60m)

Bathroom

Garden

Cabin/Garden Room





Amazing Fell Views



Aerial View





Garden



Cabin/Garden Room Seating Area



Views from Cabin/Garden Room

### Property Information

**Tenure** Freehold

**Council Tax** Council Tax Band G - Westmorland and Furness Council

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

**Broadband** Ultrafast Broadband available - Openreach and Fibrus networks

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

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

**Directions** On entering Grasmere from Ambleside on the A591 take the second turning at the mini roundabout. Continue along the A591 for a short while and the lane to the property can be found on the right, located through a stone archway. The property is found on the right hand side soon afterwards with the parking area to the left of the house.

**What3Words** ///length.tricky.headings

**Viewings** Strictly by appointment with Hackney & Leigh.

Request a Viewing Online or Call 015394 32800



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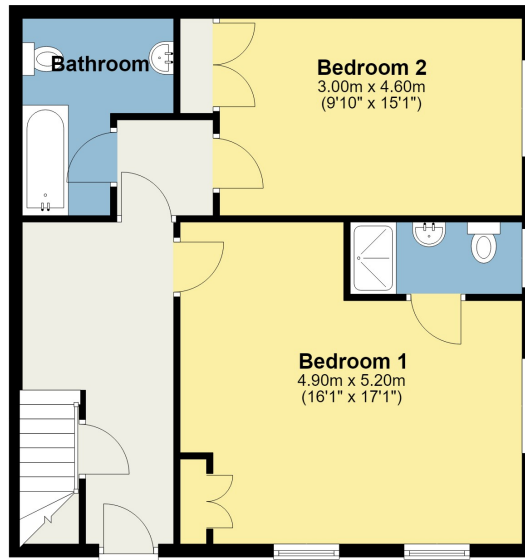


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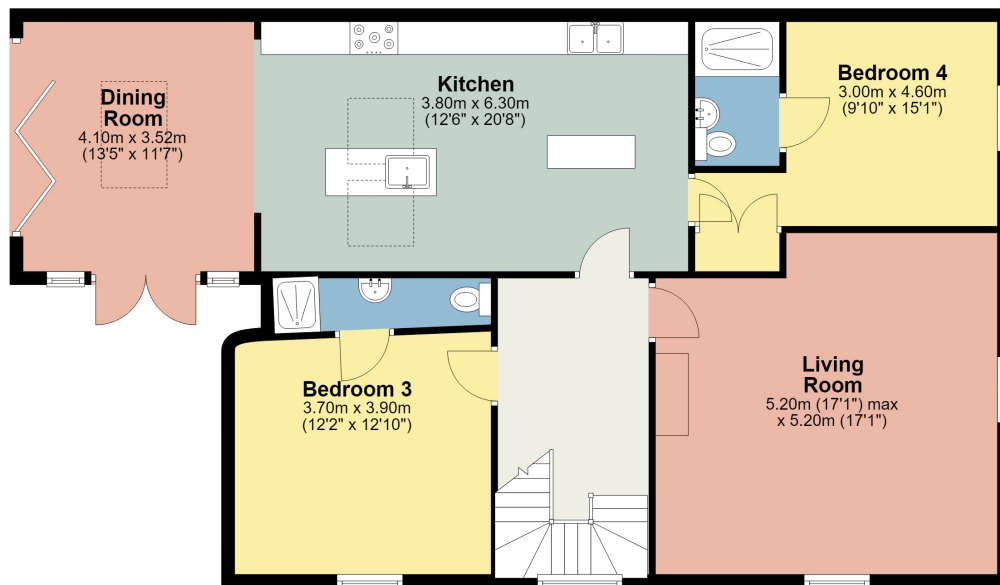
### Ground Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



### First Floor

Approx. 98.1 sq. metres (1055.5 sq. feet)



Total area: approx. 158.9 sq. metres (1710.0 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 decision reliant upon them. REF:  
Plan produced using PlanUp.

### Hollens Farmhouse, Grasmere

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