



Grasmere

£625,000

Daisy Cottage, 3 The Hollens, Grasmere, Ambleside, LA22 9QF

Situated just a short distance from the highly sought-after village of Grasmere, Daisy Cottage is a charming three-bedroom mid-terraced property, arranged over three floors and brimming with character and charm.

Offering well-proportioned accommodation, fantastic fell views and a delightful private garden, this lovely Lakeland home provides an idyllic base from which to enjoy the many walks, lakes and picturesque villages of the surrounding area.

Quick Overview

- Highly desirable location near Grasmere
- Three bedroom mid-terrace property over three floors
- Wonderful fell views
- Impressive principle bedroom suite
- Generously proportioned rooms
- Lakeland walks from the doorstep
- Characterful interiors with original features
- Perfect as a family home, second home or holiday let
- Allocated private parking space
- Ultrafast broadband available

Property Reference: AM4217



3



2



1



D



Ultrafast
Broadband
Available



Allocated Private
Parking for 2 cars



Garden with Fell Views



Breakfast Kitchen



Dining Area



Living Room

The property is entered through a part-glazed stable-style door, with a letterbox window above and an adjoining window allowing plenty of natural light into the spacious breakfast kitchen. The kitchen is fitted with a good range of wall and base units complemented by granite worktops, together with a built-in four-ring Electrolux gas hob and oven, extractor hood and Electrolux dishwasher. A large Armitage Shanks ceramic sink with mixer tap, butcher's block and open shelving add further character. There is ample space for a dining table and chairs and a pantry adds additional useful storage. Natural wooden flooring runs throughout the property, creating a warm and welcoming feel.

The impressive dual-aspect living/dining room is a particularly attractive space, featuring exposed wooden beams and a log burner set upon a granite hearth. A recessed area provides an ideal space for a bookcase or shelving, while a useful understairs cupboard offers additional storage.

The utility room is a practical addition, with tiled worksurfaces and upstand, stainless-steel sink, plumbing for a washing machine and housing for the Keston boiler. Further storage cupboards and coat hooks make this a useful everyday space.

A wooden staircase leads to the first floor, where a door provides access to the garden. Character continues throughout the property with attractive stripped-wood panelled doors and deep windowsills, together with further useful understairs storage.

Bedroom two is a generous king-size bedroom enjoying lovely views towards Silverhowe and Grasmere, while bedroom three is a well-proportioned double room, currently arranged as a twin bedroom, with a window overlooking the garden.

The family bathroom is partially tiled and fitted with a bath with rainfall shower over, wash hand basin with storage beneath, WC and heated towel rail. A useful storage cupboard houses the Vaillant hot water cylinder.

A further wooden staircase leads to the impressive principal bedroom suite, incorporating a generous living area. This superb dual-aspect room features two dormer windows to the front and two Velux windows to the rear, creating a light and spacious environment. The vaulted ceiling with exposed beams and trusses adds to the sense of character and space, while an original feature fireplace provides an attractive focal point.

The en-suite shower room comprises a shower, wash hand basin with shelf storage beneath, WC and heated towel rail, with a window to the front.

The rear garden is accessed via the back door on the first floor and provides a lovely series of outdoor spaces from which to enjoy the surrounding landscape. A slate-chipping patio offers space for a table and chairs for alfresco dining, while steps lead up to a lawned area bordered by established shrubs. A pathway to the right continues up further steps to a second upper patio, where the elevated position affords fantastic views towards Silverhowe. This peaceful spot is perfect for enjoying a morning coffee or relaxing with a drink while taking in the Lakeland scenery.

The property also benefits from tandem parking for two cars, situated to the left-hand side of the lane just beyond the stone archway.

Accommodation (with approximate dimensions)

Breakfast Kitchen 21' 3" x 7' 1" (6.49m x 2.18m)

Living Room 18' 9" x 19' 1" (5.73m x 5.82m)

Utility 5' 3" x 13' 7" (1.62m x 4.16m)

First Floor Landing

Bedroom Two 13' 3" x 10' 6" (4.05m x 3.22m)

Bedroom Three 11' 3" x 11' 6" (3.43m x 3.52m)

Family Bathroom

Second Floor

Bedroom One 24' 9" x 18' 9" (7.55m x 5.74m)

Ensuite

Property Information

Tenure Freehold with Flying Freehold into neighbour's house above the kitchen.

Business Rates Daisy Cottage has a rateable value of £4,600 with the amount payable to Westmorland and Furness Council for 2026/27 being £2295.40. Small business rate relief may be available.

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

Broadband Ultrafast Broadband available.

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

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 allocated parking area is to the left just past the archway. A short stroll from here along the next right turn will bring you to Daisy Cottage on the left.

What3Words ///evolves.solutions.whom

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom Two



Bedroom Three



View from Bedroom Two



Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/08/2026.

Request a Viewing Online or Call 015394 32800