



4 Beck Steps

Grasmere, LA22 9SY

Guide Price £550,000

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Poppy Cottage is a charming, immaculately presented traditional Lakeland terraced cottage, finished to a high specification and offering beautifully proportioned accommodation throughout. The property features two well appointed bedrooms, including a principal bedroom with an en-suite shower room, alongside a stylish family bathroom.

At the heart of the home is a cosy yet spacious open plan living and dining room, creating a warm and inviting space for relaxing or entertaining. This flows seamlessly into a bright, contemporary galley kitchen, where patio doors open onto a private courtyard. From here, you can enjoy delightful views towards Silver Howe, providing a peaceful backdrop to this idyllic Lakeland retreat.

Occupying an enviable position in the heart of Grasmere, the property enjoys attractive views to both the front and rear, including picturesque views across the village common towards Silver Howe.

Currently operating as a successful and well established holiday cottage, Poppy Cottage generates an annual gross income of approximately £45,000. The property is managed through Sykes Cottages, with further information available on their website.

The sale includes the majority of the property's contents, with the exception of personal items, providing an excellent opportunity for buyers seeking a main residence, a ready to operate holiday let or a delightful Lake District retreat.

Ideally situated overlooking the village common, Poppy Cottage is just a short stroll from the excellent range of amenities that Grasmere has to offer. Renowned for its literary association with William Wordsworth and the famous Grasmere Gingerbread, the village is one of the Lake District's most sought-after destinations, offering an excellent selection of independent shops, cafés, restaurants, traditional pubs, and scenic walking routes.



Accommodation

Semi UPVC glazed front door leading into small semi glazed porch with slate floor and inset shelving. Built in cupboard with a concealed gas meter. Glazed internal door leading into:



Open Plan Living and Dining Room

A welcoming, light filled reception room with an open, airy feel, enhanced by quality white fitted shutters and a charming window seat that enjoys attractive country views across the village green towards Silver Howe. A multi fuel stove set on a local slate hearth with matching mantel provides an inviting focal point. The room benefits from TV and telephone points, while a built in shelved alcove cupboard discreetly houses the electric meter and consumer unit, with additional space for cloak storage. Solid oak flooring runs throughout, complemented by traditional cast iron radiators and well positioned pendant lighting. An unused former inset fireplace adds character, while a glazed patio door from the dining area provides access outside and allows natural light to flood the space.



Kitchen

The contemporary galley style kitchen is fitted with a stylish range of grey wall and base units, complemented by quality granite worktops, brick style tiled splash backs, and a white ceramic sink with a polished chrome mixer tap.

Kitchen cont...

A comprehensive range of integrated appliances includes a full height fridge/freezer, induction hob, electric oven, stainless steel extractor hood, low level microwave, and dishwasher. Additional features include inset ceiling lighting, a traditional style vertical radiator, and a useful decorative wall shelf. Slimline double glazed patio doors open directly onto the enclosed gravelled courtyard, creating an attractive connection between the kitchen and outdoor space while allowing plenty of natural light to flood the room.



First Floor

Stairs leading to:

Landing

Loft hatch with pull down loft ladder, electric and boarded. Useful high storage cupboard and tall cupboard housing Viessmans boiler and providing hanging space for bedroom two.



Front Bedroom One

A generously proportioned double bedroom featuring a charming picture window with a window seat and quality white wooden shutters, perfectly positioned to enjoy attractive west facing views across the village common towards Silver Howe. The room is complemented by a traditional style radiator, creating a comfortable and inviting space.

En suite

Traditional styled three piece white suite comprising of corner shower cubicle with glazed screen, pedestal wash hand basin and WC. Mirror, spotlight and glazed shelf. Wood style effect laminate flooring. Heated towel rail and electric shaver point.



Rear Bedroom Two

Twin room with traditional style radiator boiler. Views over rear courtyard, Helvellyn and Stone Arthur.



House Bathroom

The traditional style bathroom is fitted with an elegant four piece white suite comprising a freestanding roll top bath with hand held shower attachment, corner shower enclosure with glazed screen and rainfall shower, pedestal wash hand basin and WC. Additional features include a radiator, wood effect flooring, part brick style tiled walls, a wall mounted mirror, and a composite display shelf. A window enjoys attractive views towards Stone Arthur, completing this well appointed and characterful bathroom.

Outside

To the rear is a secure gravelled courtyard enjoying a sunny aspect with delightful glimpses towards Helm Crag, providing an attractive and private outdoor seating area.

A substantial stone built outbuilding offers excellent utility and storage space, featuring a concrete floor, windows, and a glazed entrance door. Fitted with a worktop incorporating a sink, together with a washing machine, tumble dryer, and electric wall heater, it provides practical laundry facilities as well as generous additional storage. An external lantern completes the space.

Please note there is a right of way across the rear of the courtyard in favour of neighbouring properties, and the property also benefits from a right of way across the adjoining property to access the service lane.



Services

All mains services are connected. Gas Central Heating

Tenure

Freehold.





Rateable Value

£2,650. Actual amount payable £1,234.90. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Westmorland and Furness Council.

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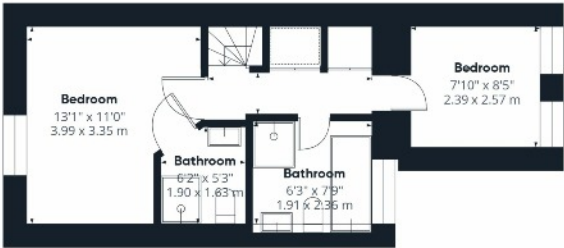
Broadband

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
828 ft²
76.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.