



# Grasmere

£335,000

18 High Fieldside, Grasmere, Ambleside, LA22 9QQ

A spacious four bedroom Lake District home with stunning Helm Crag views, tucked away in one of Grasmere's most sought after locations.

Set within a peaceful cul-de-sac just moments from the heart of Grasmere village, this bright and versatile home enjoys breathtaking fell views, a sunny enclosed patio garden and direct access to some of the Lake District's finest walks.

Arranged over three floors, the property offers generous family accommodation, excellent storage and a superb top-floor principal bedroom with panoramic outlooks across Helm Crag and the surrounding fells

## Quick Overview

Peaceful setting near central Grasmere

Four bedroom mid terrace property with accommodation across three floors

Spectacular fell views

Lake District walks from the doorstep

Sunny enclosed rear patio garden

Superb loft-style principal bedroom

Easy access to village cafes, pubs and shops

Ideal family home or long-term investment

Local Occupancy Clause applies

Superfast Broadband

Property Reference: AM4199



4



1



1



C



Superfast  
Broadband  
Available



On Road  
Parking



Breakfast Kitchen



Living Room



Living Room Bay Window



Views from Patio

The accommodation is accessed via a recessed porch with useful storage cupboard, which leads you into a hallway with a cloaks room with WC, wash basin with tiled splash back and Worcester Greenstar boiler.

Along the hallway is the living room, a lovely bright and spacious room with an attractive decorative wooden fireplace with inset tiling and electric fire, a radiator and a door to the rear patio. The bay window creates a wonderful seating area to enjoy morning coffee while taking in the views towards Helm Crag.

The breakfast kitchen has a good range of base and wall units with wood effect laminate work surfaces incorporating a sink unit, Logik oven, 4 ring Beko gas hob, extractor hood, part tiled walls, laminate flooring, plumbing for a washing machine and a dishwasher. There is ample space for a dining table for family meals and entertaining.

Stairs lead you up to the first floor landing which has a range of useful built in storage cupboards.

Bedroom 2 is a double room which has an excellent range of built in wardrobes and 3 fitted chest of drawers, a radiator and lovely fell views.

Bedroom 3 is a double room with a range of built in wardrobes, laminate flooring, a radiator and enjoys a delightful aspect to the rear towards Helm Crag.

Bedroom 4 is a large single room with a radiator and also has fell views.

The bathroom comprises of a bath with shower over, vanity wash basin, WC and tiled floor.

A further staircase leads you up to the second floor to bedroom 1. Occupying the entire top floor, this principal bedroom feels wonderfully private and enjoys elevated panoramic views through three Velux windows over to Helm Crag and the surrounding fells including Sergeant Man and Blea Rigg.

Outside to the front of the property is an easily maintained garden with established shrubs and to the rear is a sunny enclosed patio garden, with planted borders and a timber shed. The patio enjoys wonderful views towards Helm Crag and the surrounding fells, perfect for relaxing or entertaining.

Residents and visitors benefit from convenient roadside and bay parking within the cul-de-sac.

Grasmere is one of the Lake District's most desirable villages, renowned for its independent cafes, traditional pubs, scenic walking routes and literary heritage. From the doorstep enjoy easy access to Easedale Tarn, Helm Crag and many other fell walks.

## Accommodation (with approximate dimensions)

Recessed Porch

Entrance Hallway

Cloak Room

Living Room 17' 7" x 13' 6" (5.38m x 4.14m)

Breakfast Kitchen 15' 8" x 11' 5" (4.78m x 3.48m)

Stairs to First Floor Landing

Bedroom 2 13' 6" x 9' 4" (4.14m x 2.87m)

Bedroom 3 11' 8" x 8' 9" (3.58m x 2.69m)

Bedroom 4 8' 7" x 8' 3" (2.62m x 2.54m)

Bathroom

Stairs from First Floor Landing to Second Floor

Bedroom 1 16' 11" x 13' 8" (5.18m x 4.19m)

## Property Information

Tenure Freehold

**NOTE** Please note the property is subject to a local occupancy condition. Please contact the office for further details.

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

**Services** The property is connected to mains electricity, gas, water and drainage. Gas fired central heating

**Broadband** Superfast Broadband available - Openreach Network

**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 bear left at the mini roundabout close to Dove Cottage (William Wordsworth's former home). Continue through the village, passing the church, and just before reaching the Village Green turn left onto Easedale Road. After a few hundred yards turn right onto High Fieldside, bear right and the property can be found a short way along on the left with plenty of car parking provision in the roadside bays.

**What3Words** ///sounding.auctioned.weeded



Bedroom 3



Bedroom 2



Rear Elevation



Views from Front Elevation

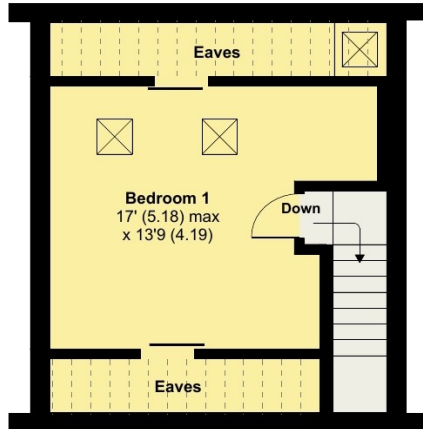
# 18 High Fieldside, Grasmere, Ambleside, LA22

Approximate Area = 1242 sq ft / 115.4 sq m

Limited Use Area(s) = 109 sq ft / 10.1 sq m

Total = 1351 sq ft / 125.5 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntxecom 2022. Produced for Hackney & Leigh. REF: 813582

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

**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 (inc. VAT) per individual or £50 (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 14/05/2026.

Request a Viewing Online or Call 015394 32800