



Grasmere

£335,000

Garden Cottage, Huntingstile, Grasmere, Cumbria, LA22 9PY

Having been renovated throughout by the current owners Garden Cottage is now a characterful modern one bed roomed ground floor apartment within Huntingstile - an impressive Victorian property believed to have once been owned by the Wordsworth family!

Situated on the edge of gorgeous Grasmere with all it has to offer being just a short distance away. This charming property also has a lovely natural private garden with fabulous lake and fell views and an allocated parking space.

Quick Overview

Characterful ground floor apartment
Charming 1 bedroom/luxury bathroom
Superb elevated position
Fabulous location on the edge of
Grasmere village
Peaceful enclosed private garden
Spectacular views from the garden
Fell walks from the doorstep
Ideal home, weekend retreat or holiday
let
Allocated private driveway parking
Standard broadband available



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Standard
Broadband
Available



Private Driveway
Parking

Property Reference: AM4165



Ordnance Survey Ref M4P-01249121



Spacious Sitting/Dining Room



Stylish Fitted Kitchen



Sitting/Dining Room

Initially entering into a delightful private inner courtyard - quite enchanting, it makes the perfect welcome to this charming one bedroomed apartment. Once inside, the entrance hall has space for dealing with muddy boots and damp coats, with the added benefit of a heated boot-warmer and underfloor heating, and leads to the spacious sitting/dining room. A comfortable dual aspect room perfect for gathering with friends and family, benefitting from having space to dine and with original features such as a useful alcove cupboard and exposed mantle from years gone by. The sofa bed allows for guests to spend the night, and makes the most of the space.

The kitchen is sleek and stylish in equal measure; fitted with modern soft closing wall and base units and having complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated Lamona appliances include a ceramic hob with extractor over, and a fridge. Additionally there is a Logik automatic washing machine, and an external glazed rear door, and the kitchen enjoys underfloor heating.

The double bedroom is spacious, and features windows and a door to the courtyard, whilst the luxury bathroom invites you to relax after a day on the fells. The bathroom suite includes a shaped footed bath with Burlington shower tap attachment, large Burlington wash hand basin, and a WC. A heated ladder style towel rail/radiator ensuring warm towels are always to hand and underfloor heating - a real treat for the feet. The hot water cylinder is housed in the airing cupboard accessed by a sliding door.

Outside is the private natural garden, with spectacular panoramic views across the lake to the surrounding fells of Loughrigg, Stone Arthur and Helm Crag. Bordered by well established shrubs and trees, there is plenty of space numerous places in which to sit and relax. Just outside the back door of the property is a useful outbuilding, which is connected to power, and currently houses the tumble dryer; perfect for use as a utility room or store.

With private car parking, and the whole of The Lake District National Park on your doorstep, this is a truly unique home - why not come and experience it for yourself.

Accommodation (with approximate dimensions)

Courtyard

Entrance Hall

Sitting/Dining Room 17' 0" x 14' 1" (5.18m x 4.29m)

Kitchen 10' 5" x 10' 2" (3.18m x 3.1m max)

Bedroom 14' 1" x 10' 10" (4.29m x 3.3m)

Luxury Bathroom

Property Information

Tenure Long Leasehold for 999 years from 1992. Ground rent of £25.00 is payable per annum to 'Huntingstile South', an adjacent property. Each owner is responsible for their own upkeep, apart from the following shared costs, of which Garden Cottage pays a 5th: borehole, septic tank, power for borehole and electric gate.

Council Tax Westmorland and Furness District Council - Band C

Services The property is connected to mains electricity. Electric heating to radiators. Underfloor heating to the kitchen, bathroom and hallway. The underfloor and hot water, as well as electric radiators, are WIFI enabled.

Private water from a bore hole within the grounds - shared with other properties. Garden Cottage pays one fifth of costs. Drainage is to a septic tank, also shared, and again with Garden Cottage paying one fifth of costs.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Broadband Standard Broadband available - Openreach network.

Mobile Services Good service with Vodafone and EE, likely service with Three and O2.

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

Directions Beautifully located on the quiet road which links Grasmere with Elterwater, Huntingstile may be approached from the centre of Grasmere village from the direction of Ambleside by taking the left hand turn just past St Oswald's church passing the Grasmere Gather/Thirteen Valley café on your left. Continue along Red Bank Road for a distance of around a mile. Take a right hand turning signposted Huntingstile until the gated entrance is found on your right. Proceed through the private electric gate, with driveway parking available. The village of Grasmere is only a short, 15 minute walk from the property.

What3Words ///pitching.dips.untruth

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 £60.00 (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).



Bedroom



Luxury Bathroom



Lake and Fell Views

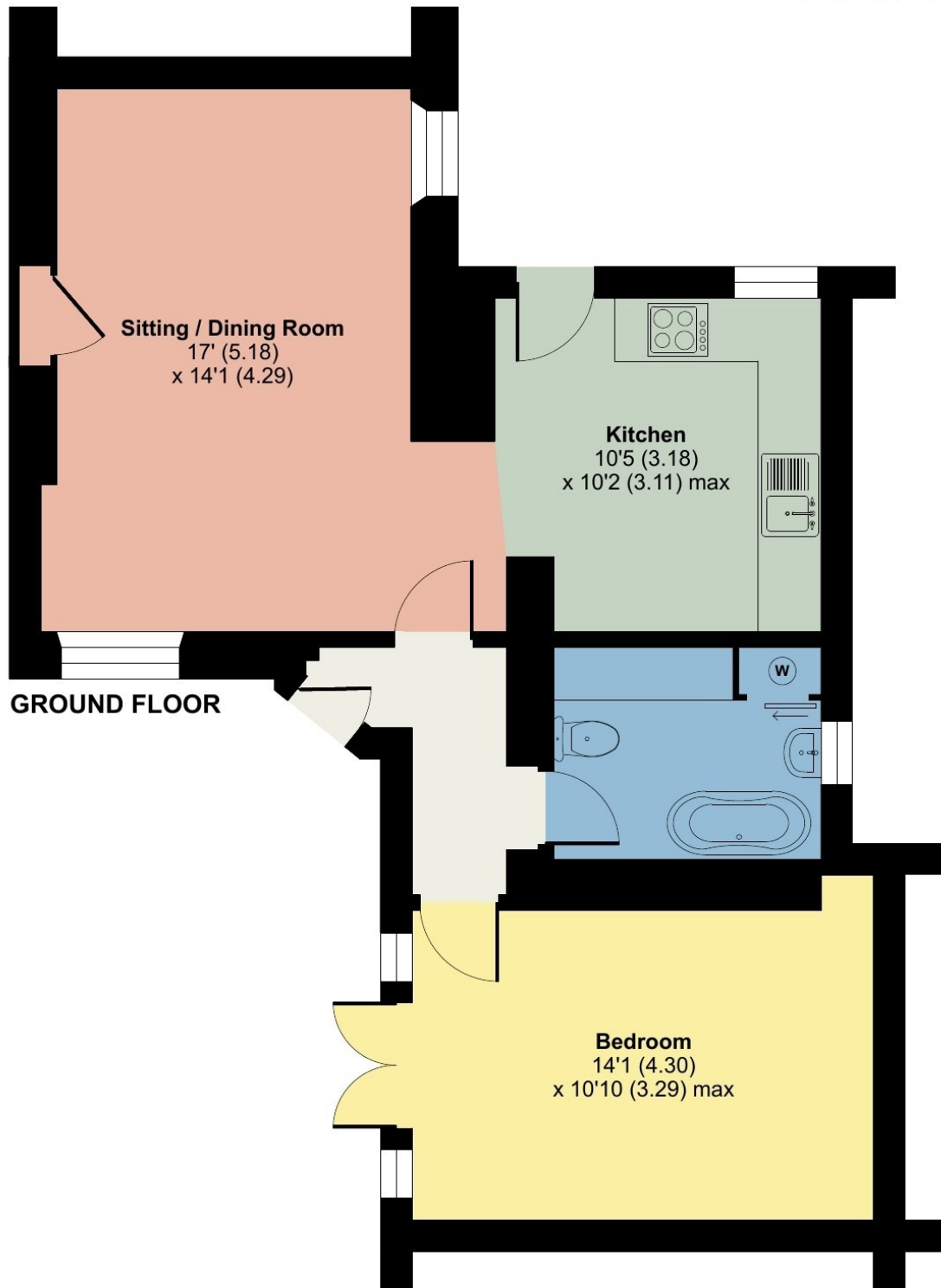


Private Garden

Garden Cottage, Grasmere, Ambleside, LA22

Approximate Area = 588 sq ft / 54.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1375436

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