



Kirk Allans

Stock Lane, Grasmere, LA22 9SN

Guide Price £255,000 plus fees

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GUIDE PRICE £255,000+ FOR SALE BY PUBLIC AUCTION ON THE 16th JULY 2026 AT THE HALSTON HOTEL, CARLISLE

For bidding registration, please visit [auctionhousecumbria.co.uk](https://www.auctionhousecumbria.co.uk)

Kirk Allan is a deceptively spacious four bedroom, two bathroom self contained maisonette with private entrance, the main accommodation being spread over two floors. Generously proportioned accommodation which has previously been a family residence and previously operated as a small two bedroom guesthouse. The property would suit a variety of buyers whether as an investment project, a permanent residence or an ideal weekend retreat. The property has a lovely balcony which gives an attractive south facing aspect with views towards Silver Howe.

Being located at the Southern end of the highly popular and picturesque village of Grasmere, well known for its literary connections to Williams Wordsworth and its famous Grasmere Gingerbread. Conveniently positioned giving good access to a large variety of amenities including shops, restaurants, post office, convenience store and public houses etc. There is an abundance of fell and country walks from the doorstep.





Accommodation

Private vestibule into hallway with open staircase. Cupboard housing fuse box and meters. Spacious cloaks cupboard.

First Floor

Landing with partial stained glass sky light.

Inner hall into main hallway with open staircase with understairs cupboard. Coving ceiling and alcove shelves.

Door on the right opens to the main residence.

Kitchen/Diner

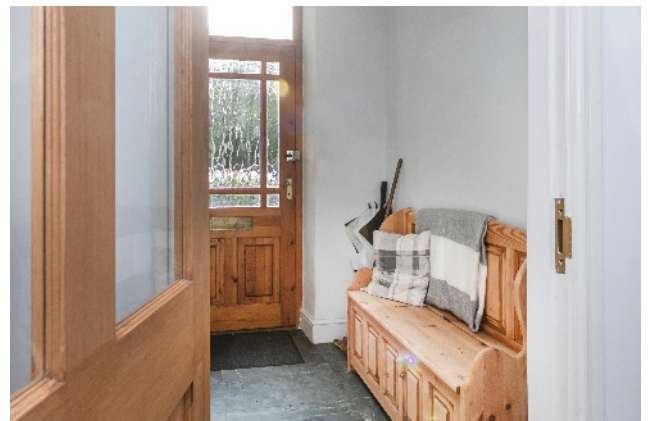
16'0 x 9'11 (4.90m x 3.00m)

Attractive and spacious room with a selection of oak wall and base units and worktop. One and half bowl stainless steel sink unit with mixer tap. Four ring electric ceramic hob and wall mounted boiler. Integrated appliances include an under counter fridge, fridge freezer larder unit and dishwasher. Part tiled walls and tiled floor. Attractive views towards Silver Howe.

Living Room

15'11 x 13'11 (4.80m x 4.30m)

Spacious dual aspect room with TV and telephone points. A wall-mounted electric fire, deep skirting and high ceilings. Attractive views towards Silver Howe. Steps to balcony with south facing aspect and lovely views.





Bedroom One

14'0 x 11'6 (4.30m x 3.50m)

'L' shaped double room. Large sash windows, coving ceiling and high skirting.

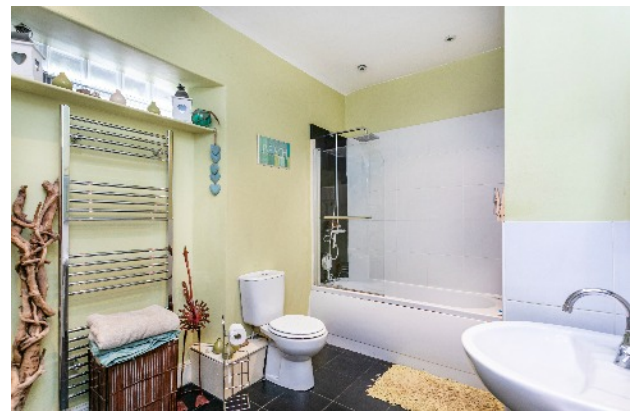
House Bathroom

Spacious and attractive white three- piece suite comprising panelled bath with Mira electric shower over, WC and pedestal wash hand basin. Part tiled walls and tiled floor. Plumbing for washing machine and dryer and washer facility. Heated towel rail and plenty of storage space.

Bedroom Two

22'1 x 15'4 (6.72m x 4.70m)

Double room with laminate floor. Shallow wardrobe. En-Suite Shower Room with shower cubicle, WC and wash hand basin. Electric light/shaver point. Tv point and dining area. Currently rented out as a one-bedroom flat.





Second Floor

17'5 x 10.0 (5.30m x 3.00m)

Attic room with exposed beams and dormer window. Plenty of potential as an Ideal study, snug, playroom or even fourth bedroom.

Bedroom Three

17'5 x 10'0 (5.30m x 3.00m)

Good size double room with three Velux windows. Exposed beams and eaves storage.

Bedroom Four

15'10 x 7'0 (4.80m x 2.10m)

Partially restricted head height with dormer window and exposed beams. Single bedroom, painted pine panelled walls, window looking out to rear greenery.

Directions

On entering the village on the A591 from the south turn left at the mini roundabout. Continue past the car park on the right. The property can be found prior to the bridge and Church on the right-hand side.

What3words:///https://what3words.com/cakewalk.plans.jEEP

Services

All mains services are connected. Remote control gas fired central heating system.

Tenure

See Legal Pack

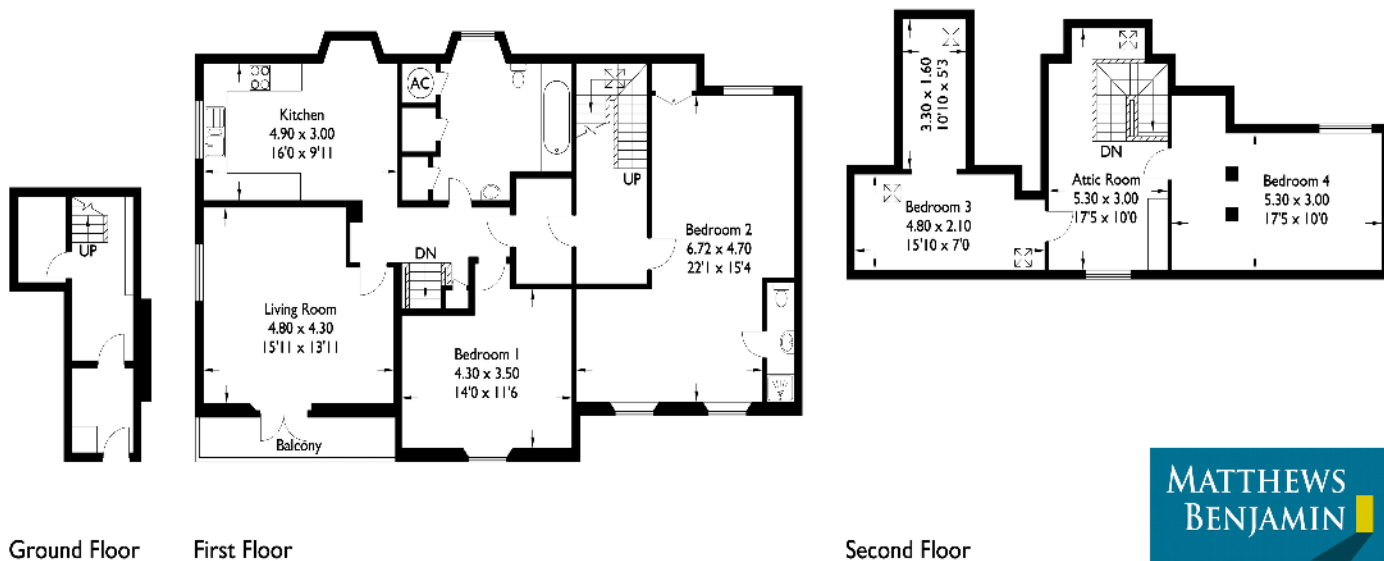
Council Tax Band

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Kirk Allen

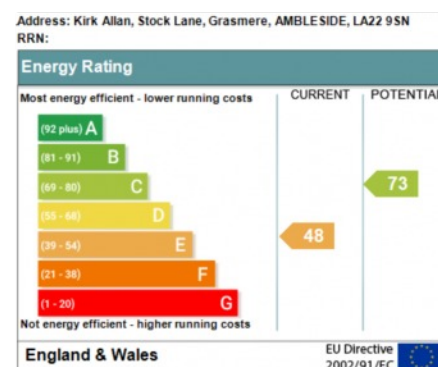
Approximate Gross Internal Area : 178.00 sq m / 1909.00 sq ft
 Total : 178.00 sq m / 1909.00 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Administration Fee: 1.2% inc VAT of the purchase price, subject to a minimum of £1500 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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.