



Ben Place Cottage

Grasmere, LA22 9RL

Guide Price £515,000

Ben Place Cottage

Grasmere

Ben Place Cottage is a superb two bedroom, two bathroom traditional Lakeland property, forming part of a larger Victorian property which was subdivided in the 1960's. This Lakeland cottage is immaculately and superbly presented. Great care, consideration and attention to detail have resulted in a high quality property. Sympathetically upgraded in recent years including new full double glazed windows, new gas central heating system, two new bathrooms and decoration throughout.

The sale provides an ideal opportunity to acquire a low maintenance property with plenty of private parking, patio and country views. A perfect weekend retreat/holiday cottage. The property is currently a holiday let, with Herdwick Cottages and is being sold with all forward bookings and majority of contents. It generates an annual income of approximately £26,000 per annum.

Conveniently situated on the edge of Grasmere village, which is arguably one of the most popular and well known Lakeland villages due to its connections with William Wordsworth and the other Lakelands poets. The property is a level walk to the village centre which has a wide variety of shops, restaurants etc and there are endless fell and country walks from the doorstep.



Accommodation

Steps to covered porch leading to front door.



Open Plan Living/Kitchen/Diner

Stunning dual aspect room with multi fuel stove set on slate hearth with exposed beams. Enjoying fell and country views towards Helm Crag and Silver Howe. TV point and loft hatch. Open plan bespoke galley kitchen with a good selection of wall and base units with quality granite worktop and upstands. Integrated appliances include four ring electric hob, electric oven, Belfast sink with mixer tap and integrated dishwasher. Part tiled walls with Velux window. Wood effect laminated floor. Steps leading down to



Lower Ground Floor

Useful shelved storage cupboard with consumer unit.



Bedroom One

Double room with inner wardrobe and hallway leading



En-Suite

White three piece suite comprising of panelled P shaped bath with shower over, pedestal wash hand basin with mono tap and WC. Tiled floor and part wall tiled.

Extractor and electric shaver point. Exposed beam. Leading to



Utility Room

Accessed via the ensuite. Plumbing for washing machine, vaulted ceiling with Velux window and exposed beam. Valliant wall mounted boiler and cylinder.

Bedroom Two

Attractive double room with recess and window seat.

Bathroom

Attractive white three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and WC. Fully wall and floor tiled, heated towel rail and extractor.

Outside

The property is approached via a private gravel drive with parking for two or three vehicles. Attractive patio giving sunny aspect and views towards Silver Howe.

Tenure

Freehold.

Services

Mains water, electric and drainage. Gas central heating.

Rateable Value

£2,650. Amount payable from 1st April 2026, £1,234.90. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.

Directions

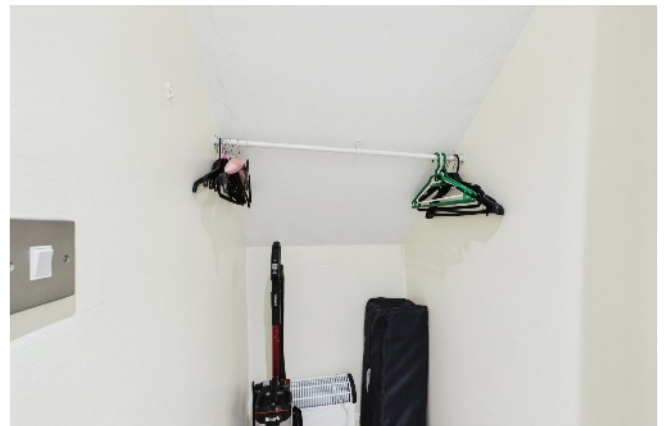
Head north on the A591 towards Grasmere, continue over the mini roundabout to the north end of the village.

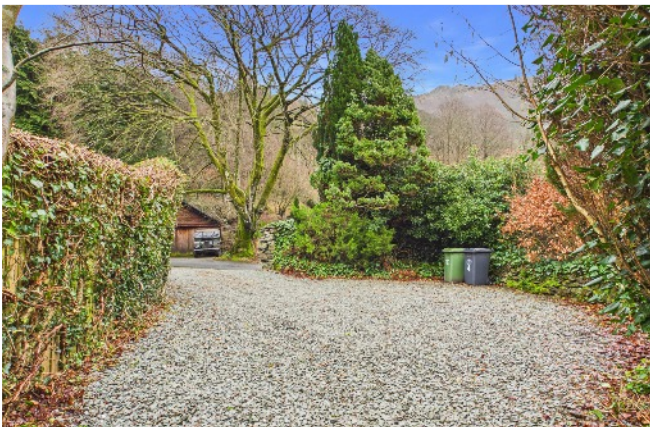
Turn right immediately prior to the Swan Hotel, continue up the lane turning right onto Michael's Lane and proceed for approximately 75 metres and the property can be found on the right hand side via it's own private drive.

What3words///confining.breathy.recipient

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)





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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.

