



FOR SALE

Hollens Farm Cottage Ambleside, LA22 9QF

£535,000



- Charming two-bedroom Lakeland cottage in the heart of the Lake District
- Established and successful holiday let business with repeat clientele
- Mains gas central heating system
- Well-proportioned kitchen with dining area and traditional fittings
- Detached garage offering excellent storage or potential for alternative use
- Highly sought after location on the edge of Grasmere Village with good links to Keswick and Ambleside
- 2025 figures: £25,232 turnover, £17,696 net profit
- Cosy living room with wood-burning stove
- Two generous double bedrooms with Countryside and mountain views
- Private parking for two vehicles

THE PROPERTY

A charming Lakeland cottage in the heart of the Lake District, offering character, tranquillity, and an established holiday let income—perfectly positioned on the edge of Grasmere village with excellent road and bus links to the popular towns of Keswick, Ambleside, and Bowness.

Step inside and you are immediately welcomed into a characterful living room, where a striking wood-burning stove forms a natural focal point beneath a rustic beam mantel. This inviting space is ideal for relaxing after a day exploring the fells, with its warm tones, timber features, and comfortable proportions.

Beyond, the cottage opens into a charming kitchen and dining area. The kitchen is thoughtfully arranged with solid wood cabinetry, a classic butler-style sink, and ample workspace, all complemented by exposed beams overhead. A cosy dining nook with bench seating enhances the cottage feel, creating a sociable and intimate setting for meals and gatherings. The ground floor is completed by a well-appointed bathroom.

Upstairs, the cottage offers two generously sized double bedrooms, both enjoying lovely proportions and an abundance of natural light. The rooms retain the property's character with sloping ceilings and exposed timbers, adding to the sense of charm and individuality.

Externally, the property benefits from a substantial detached garage, offering excellent storage, workshop potential, or scope for further use (subject to any necessary consents) with it's own power supply, LED lighting, socket and electric roller door.

Grasmere is steeped in history and boasts the very popular Grasmere ginger bread bakery and shop in the heart of the village. There is an abundance of cafes and restaurants only a short walk from the cottage and is a very popular destination for visitors. Scenic walking routes, and renowned fell hikes such as Helm Cragg, Loughrigg and Fairfield. For the more adventurous and energetic, The mighty Helvellyn mountain range is very close to the village.

