



Do not scale from drawing.
Dimensions are to be checked onsite.

Revision	Date	Note

© Drawing & Design Copyright

PROJECT	LOFTHOUSE GRASMERE
TITLE	North Elevation Approach
STATUS	PLANNING
DRAWING NUMBER	235235/10/001
REVISION	
SCALE	1:165



The Fellside Centre, Low Fellside, Kendal, LA8 4BH
T +44 (0) 1539 555300

Grasmere

Auction Guide Price £450,000

Loft House, Kelbarrow, Grasmere, Ambleside, LA22 9PX

Poised, unassumingly tucked away in the beautiful and historic village of Grasmere Loft House is located in the hamlet of Kelbarrow south east of the village waiting for you to let your creative vision flow and see the potential this former 1800's coach house and all it has to offer.

With planning permission for a 4 bedroom luxury home in the heart of the Lake District National Park with views of Grasmere Lake this is the project of a life time for someone wanting to fulfill their dream of restoring a property to its former glory and creating a incredible Lakeland home.

An exceptionally, rare opportunity not to be missed.

Quick Overview

- Potential Lakeland dream home
- Stunning peaceful location
- Planning permission for a 4 bedroom luxury home
- Views of Grasmere Lake
- Character property
- Build in the 1800's
- 1.3 acres of land including Green Hill
- Parking for several cars
- No chain
- Superfast Broadband available

Property Reference: AM4109



2



1



1



G



Superfast
Broadband
available



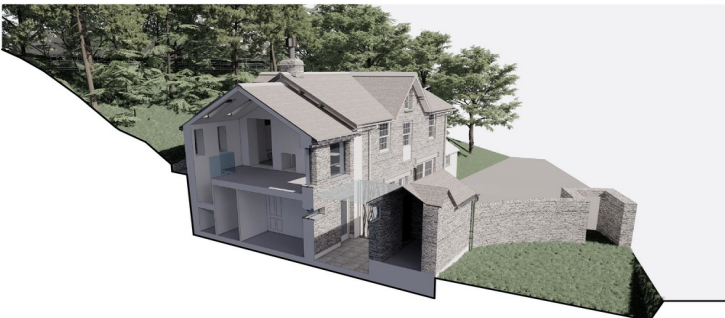
Potential parking
for several cars



West Elevation



Proposed Plan



Proposed Plan



Proposed Plan

The shared drive leads you in from Red Bank Road, as you approach the secluded and unique setting of Loft House you will know that you have uncovered a hidden gem. This 1800's stone built property exuding charm and character is set to be transformed in to an impressive luxurious Lakeland home.

Loft House is currently a freehold, 2 bedroom property with kitchen, living room and shower room, on the first floor with access from garden to the west side of the house, incorporating the original piggery's which would have sat at either end of the property and the ground floor currently being two former barn rooms along with a separate stone outbuilding.

The bold but carefully curated design endeavors to encompass the sheer beauty of the breathtaking surroundings, with consideration to wildlife habitats and the natural landscape. Plans suggest using locally sourced, natural materials such as timber and Lakeland slate and calling upon our local, artisan craftsman's to bring Loft House back to life.

The plans outline work to refurbish existing buildings and extensions to form a fabulous four bedroom retreat. Restoring the traditional appearance of the original building, predominantly within the footprint of previously demolished structures thus creating a new, elegant, open plan living space drawing in the outside space providing views of Grasmere Lake and allowing natural light to flood into the lounge and dining area through the large glass gable window.

The four double bedrooms, two on the ground floor and two on the first floor will all have ensuite bathrooms making the accommodation incredibly versatile, as a home, holiday let or weekend family retreat.

A glass canopy is proposed to join the existing outbuilding to the main house utilising the space as storage and a utility room.

To the north elevation a modest extension to loft house would provide entrance porch and useful cloakroom.

The plot which Loft House sits in is extensive, with a range of magnificent trees, shaded woodland and view of Grasmere lake giving the perfect opportunity for imaginative landscaping and amending current driveway access.

The opportunity to create your dream home in the heart of this stunning landscape is right here waiting for you to make a start on the transformation.

Location Loft House is situated on the quiet road which links Grasmere with Elterwater, Kelbarrow maybe approached from the centre of Grasmere village from the direction of Ambleside by taking the left hand turn just past St Oswald's church (where William Wordsworth is buried) passing the Garden Centre on your left hand side. Continue along Red Bank Road for a distance of less than half a mile. Enter between the short stone pillars and continue up the shared drive around the rear of the building where Loft House is found with car parking alongside.

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Westmorland & Furness District Council. Currently Band B (Would be higher once completed)

Services Mains water and electricity
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.

Broadband Superfast broadband available.

Mobile Signal EE, O2 Likely service.
Three and Vodafone limited.

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

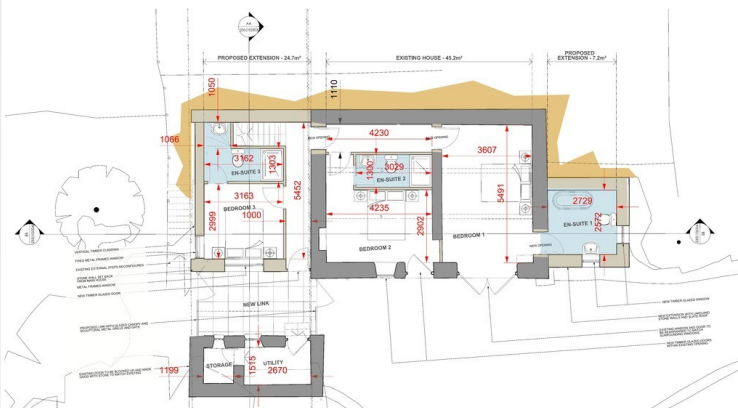
What3Words ///baths.sample.pest

Viewings Strictly by appointment with Hackney & Leigh.

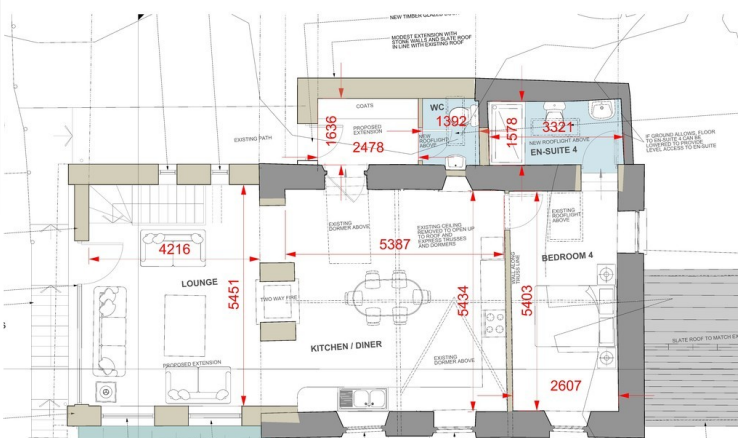
Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks 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).



Loft House



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Elevations

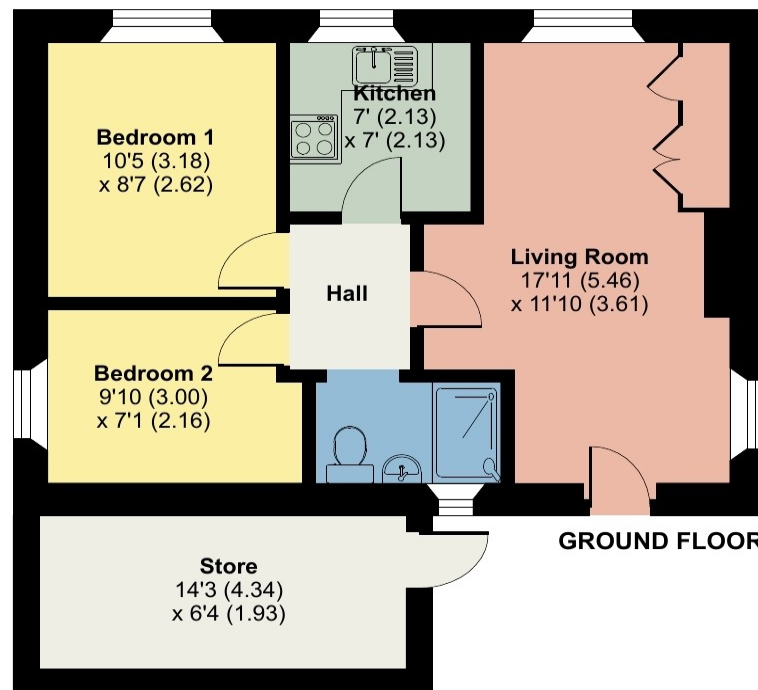
Loft House, Kelbarrow, Grasmere, Ambleside, LA22

Approximate Area = 1082 sq ft / 100.5 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1255827

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 12/03/2025.

Request a Viewing Online or Call 015394 32800