



Grasmere

£535,000

Rose Cottage, Grasmere, Ambleside, LA22 9SH

Rose Cottage is a rare opportunity to restore a historical dwelling to its former glory. Situated just around the corner from Dove Cottage, once occupied by world-famous poet William Wordsworth, this six bedrooomed house is closely associated with the romantic era of the Lake District.

Turn Rose Cottage into a cherished family home, idyllic second residence, or a lucrative holiday cottage in a prime tourist destination... the possibilities are endless. The house will be a huge renovation project, with immeasurable rewards and an extensive history behind it.

Quick Overview

- Six bedrooomed link detached house
- Retaining original period features
- Beautiful fell views
- Fantastic location in Grasmere
- Close links to world-famous poet William Wordsworth
- Only a short walk to local attractions and amenities
- Large front garden
- Lots of potential for restoration
- Off road parking
- Ultrafast Broadband available



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Ultrafast
Broadband
Available



Off Road
Parking

Property Reference: AM4209



Fell Views



Living/Dining Room



Living Room



Kitchen

The front access through the porch opens into an entrance hallway, with a door on the right-hand side leading to the open-plan dining and living room. There is a generous amount of space, to accommodate a dining suite, with a sash window overlooking the front garden, and a built-in bookshelf. There is also a door to allow access to the office. The living room is spacious, with huge potential, and features a large bay window with secondary glazing. The open fireplace has a marble surround and stone hearth, and would be a beautiful period feature to restore. The paneled wall adds to the traditional cottage feel, and this space would be perfect for entertaining family & friends.

There is useful storage space under the stairs as you move further into the house, and an additional built-in cupboard next to the kitchen. The kitchen is large, with tiled floor and part-tiled walls, and plenty of space for a breakfast table or kitchen island in the centre of the room. The main feature is the original cast-iron range, a fantastic piece of history right in the heart of the home. The kitchen is fitted with a range of wall and base units, and the stainless steel inset sink is situated just underneath the generously sized window. There is a shelved pantry in the corner of the room, and space for several appliances to be installed.

A long corridor runs all the way along the back of the house, with original flagstone flooring. The corridor leads to the office and utility room, the latter featuring an original fireplace and a window to the corridor; these are both very useful spaces with a lot of potential. There is a door to access the rear of the property, and an internal door to separate the rest of the corridor, which leads to the store area. There is a small WC, and another door to access the front garden.

Stairs from the storeroom lead upstairs to the rest of the property, which includes three bedrooms and a shower room. There was once an interconnecting door from this end of the cottage to lead to the other half of the first floor where there are 3 more bedrooms and a small study/office space. Bedroom one is a very spacious, dual aspect room, with fell views from both large windows. There is a feature fireplace, with slate surround and stone hearth. Down the hallway, bedroom two is another double room, the large window allowing you to enjoy the beautiful fell views. The room benefits from a spacious built-in wardrobe, and features a period cast-iron fireplace.

Bedroom three is just opposite, with views to the rear from the little window. There is space for a double bed, and the built-in wardrobe with double doors provides extra storage space.

The shower room is also found on the first floor, and has laminate flooring and part-tiled walls. The room includes a shower cubicle, a pedestal wash hand basin, medicine cabinet with mirrored door, and WC. There is a large window to allow for plenty of natural light.

The garden is deceptively large, and there is a stone patio which is accessed from the storage room door. With potential to have a workshop or potting shed, this garden could become your perfectly private sanctuary.

Accommodation (with approximate dimensions)

Entrance Hallway

Dining Room 13' 5" x 10' 6" (4.10m x 3.2m)

Living Room 9' 2" x 9' 10" (2.80m x 3m)

Kitchen 16' 1" x 14' 1" (4.9m x 4.3m)

Corridor

Office 7' 10" x 10' 10" (2.4m x 3.3m)

Utility Room 10' 6" x 10' 10" (3.2m x 3.3m)

Storage

WC

Stairs to First Floor

Study 5' 7" x 10' 10" (1.7m x 3.3m)

Bedroom One 16' 1" x 14' 1" (4.9m x 4.3m)

Bedroom Two 10' 6" x 10' 10" (3.2m x 3.3m)

Bedroom Three 8' 6" x 10' 6" (2.59m x 3.2m)

Shower Room

Bedroom Four 10' 6" x 9' 10" (3.22m x 3m)

Bedroom Five 12' 2" x 8' 4" (3.72m x 2.55m)

Bedroom Six 9' 8" x 6' 10" (2.95m x 2.11m)

Shower Room

Property Information

Tenure Freehold

Council Tax Council Tax Band G - Westmorland and Furness District Council.

Services The property is connected to mains electricity, water and drainage, and gas central heating.

Broadband Ultrafast Broadband available - Openreach and Fibrus networks.

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

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

Directions From Ambleside, leave the village on the A591. Continue straight, following signs for Grasmere. As you pass the Daffodil Hotel, you will see signs for the Wordsworth Trust. Rose Cottage is found on the corner opposite the mini roundabout, and parking can be found at the Wordsworth Trust building, or at the rear of the property.

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Viewings Strictly by appointment with Hackney & Leigh.

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Bedroom One



Bedroom Two



Bedroom Three



Rear Elevation



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