



Tillys Cottage

Grasmere, LA22 9RW

Guide Price £775,000

Tillys Cottage

Grasmere

Tillys Cottage offers the perfect opportunity to acquire a quintessential double fronted, two bedroom, two en suite bathroom traditional Lakeland cottage.

Presented to a high specification offering generously proportioned and well planned and versatile accommodation. Offering the ideal combination of modern appointments and fittings behind a traditional façade. The property has been much improved by the current owners who in 2019 reconfigured the property creating two en suites bathrooms, new kitchen and all new UPVC double glazed windows. New boiler installed and decorated throughout. All done sympathetically and to a high specification.

Slightly unconventional with the living accommodation occupying the first floor to take advantage of the stunning west facing views towards Silver Howe and Helm Crag. With a stunning open plan Living/dining/kitchen flooded with natural light, assisted by feature vaulted ceiling with painted truss beams. The excellent living accommodation comprising of a superb open plan kitchen/diner/living room with feature vaulted ceiling. The property enjoys spectacular fell and country views, with private parking, garage and manageable terraced area.



Accommodation

Pitch slate open porch with a window seat, leading to a front door with glazed panel. Leading into;



Hallway

Open staircase, cloaks hooks and view towards Silver Howe.



Bedroom One

Generously proportioned double dual aspect room with fantastic views towards Silver Howe and Helm Crag. Partially painted paneled wall, wall mounted TV, with understairs cupboard housing the gas central heating boiler and pressurized system.



En Suite

Lovely four piece ensuite comprising of claw foot duo bath, double shower cubicle with shower panel walls and additional shower attachment, pedestal wash hand basin and WC. Majority painted paneled walls, illuminated mirror/light, extractor fan and chrome heated towel rail. Linoleum tile effect flooring.



Bedroom Two

Attractive double dual aspect room, again with delightful west facing views towards Silver Howe and Helm Crag. Wall mounted TV.



En Suite

Three piece white suite comprising of double shower cubicle with shower panels, vanity cupboard with shelves housing wash hand basin and WC. Partially painted paneled walls, chrome heated towel rail, extractor fan and illuminated mirror.

Stairs leading up to;



First Floor

Landing with views over countryside and Velux windows, leading into;



Cloakroom

Comprises of WC, corner pedestal wash hand basin with tiled surround, heated towel rail. Slate tiled flooring and Velux.

Leading through to;



Open Plan Living/Kitchen/Diner

A fantastic light and airy triple aspect room with feature high vaulted ceilings. The living room has dual aspect with wood burning stove placed on a slate hearth and surround and delightful views across the adjacent fields towards Silver Howe and Helm Crag. Velux windows and exposed painted trusses in the vaulted ceiling. The kitchen/diner has a beautiful selection of modern anthracite wall and base units with quality granite worktops Including central island with a granite work surface/breakfast bar with feature over head trio of pendant lighting, stainless steel inset sink unit and mixer tap and grooved drainer. Integrated appliances include four ring induction hob, double electric oven and microwave, tall fridge, undercounter freezer, washer/dryer and dishwasher. Again, fantastic views across the valley. Painted truss beams. The dining room has an ingenious fitted bench and also a useful storage cupboard with shelving. Wood effect flooring.



Outside

The property benefits from a private paved parking area for two/three vehicles. Detached stone garage with double doors, a selection of base units and worktop, Velux, concrete flooring, electric and water. The property benefits from an attractive yet manageable graveled garden area with plant pots giving terrific west facing views towards the countryside, Silver Howe and Helm Crag.



Tenure

Freehold.

Services

All mains services connected. Gas central heating.

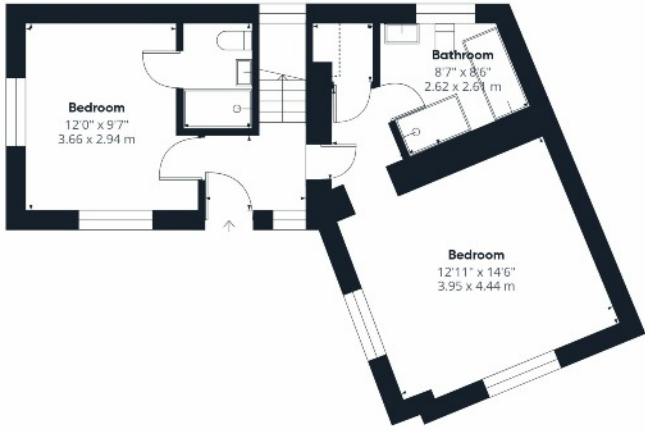
Business Rates

Currently benefits from Small Business Rates Relief, reducing their business rates liability to zero.

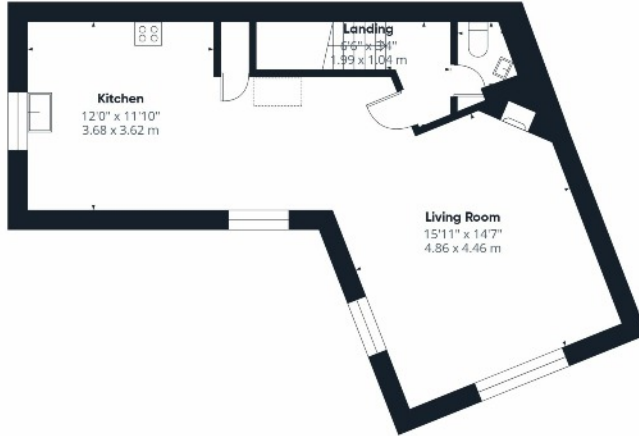
Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

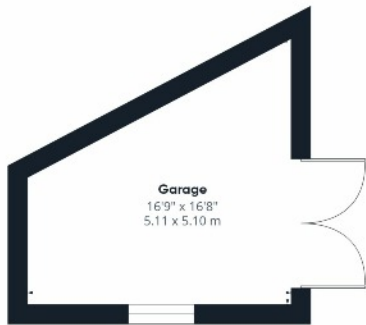




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1216 ft²
112.9 m²

Reduced headroom

5 ft²
0.5 m²

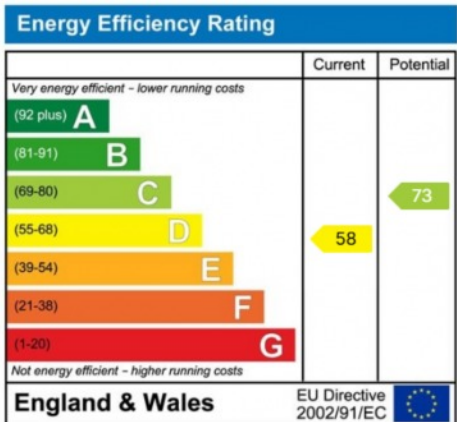
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

