Grange Cottage

Grange | Keswick | Cumbria

FINEST PROPERTIES

Grange Cottage

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A beautiful detached local stone and slate built house with magnificent views of Borrowdale and the surrounding fells

- Lovely Family Home or Holiday Cottage
- Beautiful & Tasteful Décor
- Spacious & Flexible Accommodation
- Private Parking
- Stunning Location
- Fantastic Walks
- Glorious Open Views
- Lake District National Park

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Approximate Mileages
Derwentwater 1.1 miles | Keswick Town Centre 4.8 miles | Ambleside 21.5 miles | M6 J40 21.7 miles | Penrith 23.1 miles | Carlisle 35.9 miles

Services
Mains electricity, water and drainage. Oil central heating.

Tenure
Freehold

EPC
Rating E

Council Tax
Band F

The Property

Grange Cottage is a wonderful, immaculate four bedroom detached house built from traditional local Lake District stone and slate with a very sympathetic modern extension. The property is set right in the heart of the Lake District National Park, surrounded by stunning scenery and mere moments from the River Derwent, Derwentwater and Catbells.

The large welcoming entrance hall is perfect for sitting in the morning sun and has delightful character features such as exposed stone and slate wall and wooden door lintel. Three steps up lead into the kitchen and a seamless flow into the dining/family room extension with slate flooring throughout. The spacious open plan kitchen has an excellent range of bespoke wall and floor units and a large island bench, designed by Southey Interiors, a local business based in Keswick. An electric aga is completely in keeping with the character of the property, there is an integrated dishwasher and Siemens oven, space for a tall fridge/freezer and the electric hob on the island affords a wonderful bright view of the garden and the fells beyond whilst cooking; through the full height glass wall and sliding door at the end of the dining/family room. This extension is stylish and modern, completed just 18 months ago and featuring a cosy Contura wood burner stove.

To the rear of the entrance hall is a handy utility room with sink, plenty of storage and laundry facilities including plumbing for a washing machine, and off this is a WC with wash hand basin. A generous bedroom on the ground floor with calming décor and exposed wood ceiling beams could be used as a further reception room if required, and beside this is a light, bright, dual aspect sitting room, also with exposed beams, and a wood burning stove in a slate inglenook fireplace. At the bottom of the stairs is a study; an ideal spot for home working.

To the first floor the beautifully presented principal bedroom enjoys open fell views and benefits from a smartly presented en-suite shower room with fantastic double width shower. This shower room can also be accessed from the landing. A delightful generous guest bedroom at the end of the landing also benefits from an en-suite shower room and a fourth bedroom is currently set up as a nursery.

Externally

A gravel drive leads up to Grange Cottage and provides parking beside the house and garage, which also offers loft storage space. The south and west facing landscaped garden to the rear is low maintenance with graveled paths, shrubbed flower beds and a patio area. It offers a private and tranquil place to relax, dine al fresco or entertain, and can be accessed directly from the dining/family room and from the rear of the garage. The views of the fells from the garden are spectacular and feel like an extension of the garden.

Local Information

Grange is a truly idyllic Lakeland village nestled to the south of Derwentwater, surrounded by glorious fells and magical views. The delightful traditional village is the perfect location to explore beautiful Borrowdale in the heart of the Lake District National Park, a UNESCO World Heritage site recognised for its beauty, inspiring landscapes and importance in the creation of the National Trust movement.

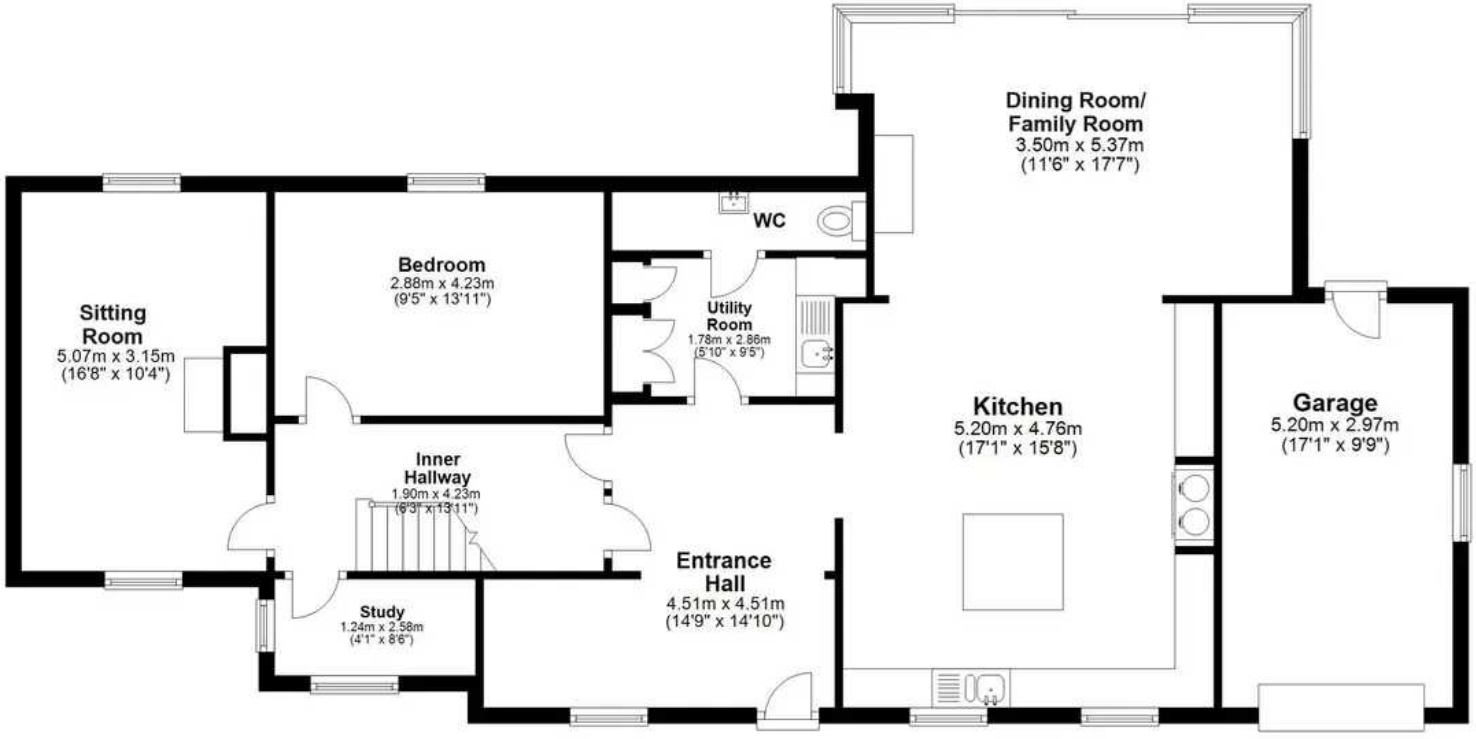
Keswick is within easy reach. This renowned and hugely desirable Cumbrian town has a thriving community and provides comprehensive cultural, educational, recreational and shopping facilities. There is the Theatre by the Lake and a lovely independent cinema close to the centre of town. Local amenities include a variety of shops, cafes, restaurants and public houses, as well as hotels, banks, garages, library, post office, doctor and dentist surgeries and a market twice a week. The regional centre of Penrith and the west coastal path are within easy reach.

There are well-regarded schools in Keswick for all ages and also primary schools in the villages of Stonethwaite, Braithwaite and Bassenthwaite.

For the commuter, the A66 is nearby and the M6 is within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow and Edinburgh in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.

Ground Floor

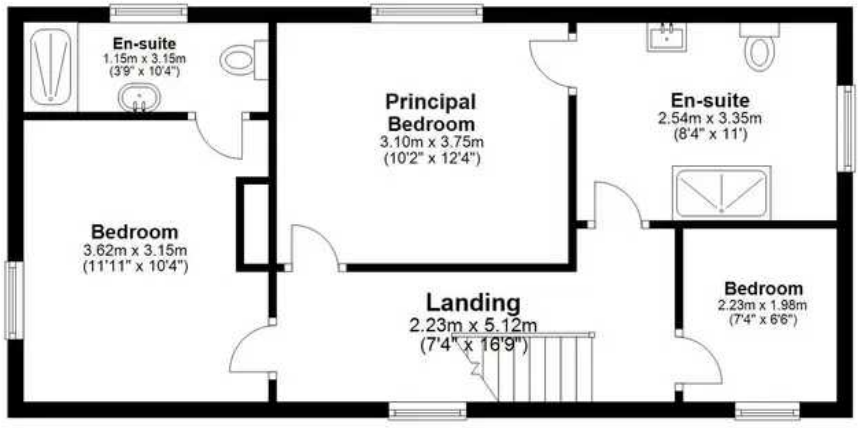
Approx. 124.5 sq. metres (1340.2 sq. feet)



Total area: approx. 175.4 sq. metres (1887.8 sq. feet)

First Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



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