

ONE

HELM CLOSE
GRASMERE

“The views over the valley are glorious.”

How would you like to own your own cosy Lake District cottage in 'the loveliest spot man hath ever found'?

On the outskirts of the picture-postcard village of Grasmere, only a stroll from the village centre, discover No. 1, Helm Close, one of the last of the houses on the Helm Crag side of Wordsworth's much-loved village.

Reassuringly quiet, no through traffic disturbs the peace found at Helm Close, where birdsong and the scampering sounds of red squirrels, badgers and deer are the more common footfall.

Traditionally set in Lakeland stone, this quintessential cottage, which dates to the early 1900's, is off the beaten trail; quiet yet accessible for the village... the best of both worlds.



Park up in front of the garage and make your way to the front door. Immediately ahead, the lobby area is ideal for pulling off your walking boots whilst to the left is access to the integral garage - a fantastic storage space for bikes, kayaks and even for hosing down muddy boots and dogs!



SNUGGLE DOWN

Indoors, there is ample space for three sofas, from where you can relax and catch glimpses of the deer and badgers roaming the woodland. In wintertime, snuggle up in front of the wood-burning stove, where slate etchings of the wildlife are inset within the surround, a bespoke tribute from previous owners to the glorious surroundings of this peaceful home.



Light greets you through the broad, panoramic picture window of the living room, to the right of the lobby, where laminate wood flooring extends underfoot. French doors open to the parking area, where there is space for a bench or picnic table perfect for relaxing to the sound of birdsong.





Next door to the living room, arrive at the dining room – a versatile space which could easily serve as a fourth bedroom or study, carpeted underfoot and with redolent views over the valley through two tall windows.

Turning right from this room, continue along the hallway until the carpet underfoot meets the tiled flooring of the breakfast-kitchen.

With ample space for a breakfasting table, this long kitchen frames pretty views out over the valley through a window. Ample storage is found within the cabinetry to the walls, alongside a handy walk-in larder, always very useful. Fitted in 2005, this kitchen has a box-fresh feel, having been used only for rental purposes in that time, and features a new Range-cooker, less than four years old.

WHERE DREAMS ARE MADE

Returning to the hallway, make your way upstairs, turning left part way through your ascent to discover a cream carpeted bedroom with impressive westerly views towards Helm Crag and woodland. Peaceful and private, the sloping ceiling adds a cosy, cottage feel to this single bedroom which could also serve as an office. Continuing up the stairs, arrive at the master bedroom, where iconic views take in Helm Crag's Lion and the Lamb summit. In springtime, spy lambs in the fields below... a tranquil and relaxing double bedroom. Above, a hatch provides access to the loft space.





REFRESH & REVIVE

Finally, arrive at the second bedroom, where views extend east over the valley once more, stretching out over the fields to the heights of Helm Crag in the distance.

Serving the bedrooms, relax and refresh in the family bathroom, tiled to the walls and with blinds fitted to the windows. Soak away the aches from a day on the fells in the bath, fitted with overhead shower. There is also a wash basin and WC. An airing cupboard is fitted with a radiator, handy for drying off waterproofs.

A hardy home, served by mains water, gas and electric. With good internet connection, No. 1, Helm Close stands at the top of the hill above the beck and as such has no history whatsoever of flooding.



WHERE DO I GO WHEN I NEED...



Milk and bread: Co-op Grasmere – 10 minutes' walk



A day out with the children: On a rainy day you can go up to the alpaca farm, or to Grizedale. There's a great play park in Grasmere



Dinner: Grasmere has many upmarket restaurants. The Inn at Grasmere. The Wordsworth. Jumble Rooms



Fine dining: Michelin star restaurant The Forest Side



A walk and a bite: The Britannia in Elterwater



School: Grasmere village school



Drinks and entertainment: Tweedies for live music and a younger vibe



OUT & ABOUT

Surrounding No. 1, Helm Close, nature plays the role of your unbounded garden with a litany of woods, trails and tracks rolling out from the front door.

Turning right, follow the lane down, past the stream before turning right once more to cross the field before arriving at the historically renowned Traveller's Rest, a traditional pub with a hospitable vibe.

Entertain children with a walk up the road to Easedale Tarn, enjoying a spot of fishing in the beck. With red squirrels and shy badgers to be spied in the nearby woods, Helm Close is a budding naturalist's heaven.

Grab some elevation with an ascent of Helm Crag, commonly known as the Lion and the Lamb, to see your efforts rewarded with views over the whole village of Grasmere. Alcock Tarn – across the road from Helm Crag – is a pleasant wending ascent, with beauty spots and woodland providing varied views on the way up. Fun for children, picnic by the tarn and watch the fish dart beneath the surface.

From boating on the lake to visits to Dove Cottage and the Wordsworth Museum, Grasmere is a thriving village steeped in history.



In Grasmere, a number of pubs await your patronage, with beer gardens bathed in sunshine to be enjoyed at The Swan and Tweedys, the latter serving up beer-keller-style vibes and music nights, catering to a fun-loving crowd.

Brimming with cafes, gift shops and restaurants, Grasmere is a bustling and increasingly cosmopolitan village that remains Lakeland at its core.

Sample the warming spice of Sarah Nelson's trademark Gingerbread in the village, enjoy eclectic dining in the quirky comforts of Jumble Rooms or feast on Michelin-starred fare at Forest Side; Grasmere is an epicurean's dream.

Local amenities in the village, only a 15-minute walk away, include a Co-op with an ATM, Post Office and chemist, while the supermarkets and banks of Ambleside and Windermere are not far from reach.

For city access, Junction 36 of the M6 motorway is only a 25-minute drive from the door.

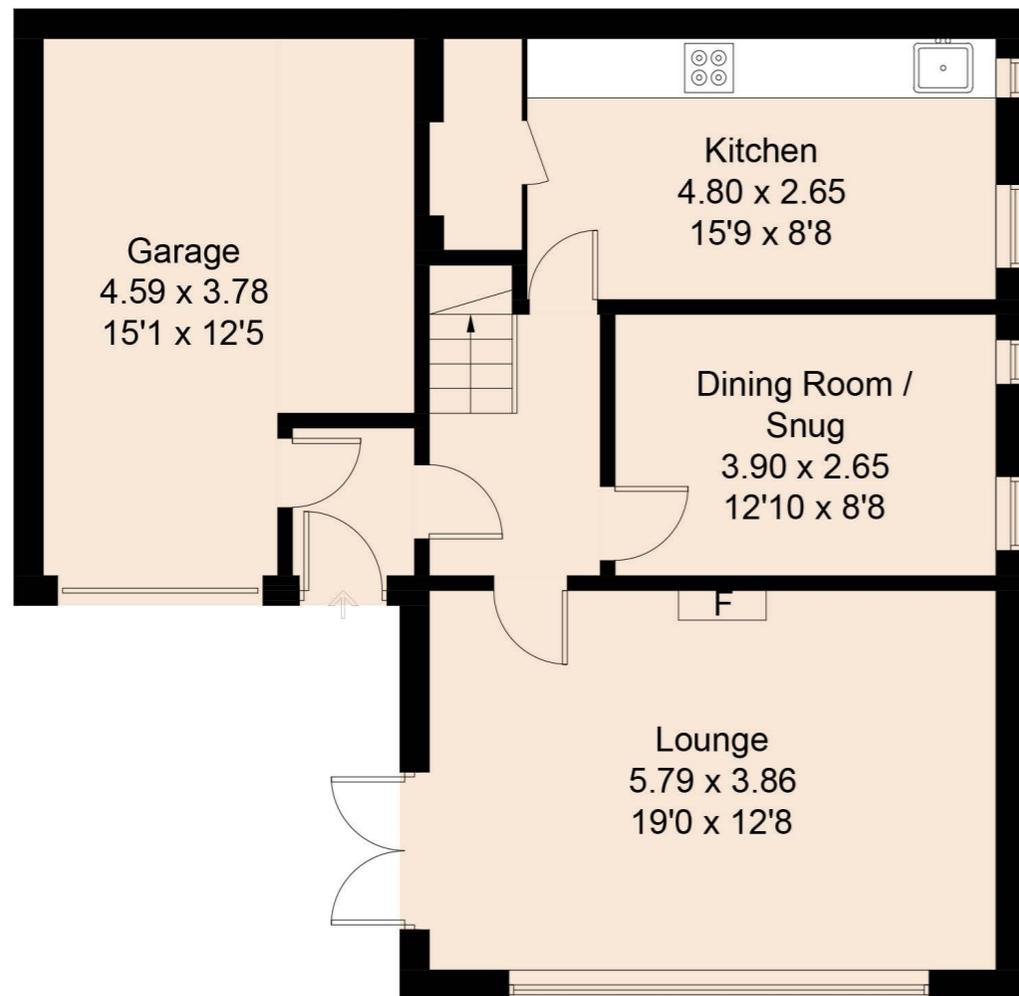
Set apart, with two neighbouring cottages, passed down through generations, No. 1, Helm Close can serve as a second home or permanent residence. Subject to agreement amongst all three properties, it could also be possible to offer No. 1, Helm Close as a holiday let.

Versatile, well-equipped for modern life and very easy to live in, leave the hustle and bustle of the city behind and embrace the inimitable calm and quiet of Lakes life in this quintessential Lakeland cottage, on the quiet outskirts of one of the Lake District's most beloved villages.

Book your viewing for No. 1, Helm Close today – a picture-perfect home you'll never want to leave.

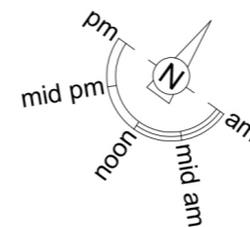


Ground Floor

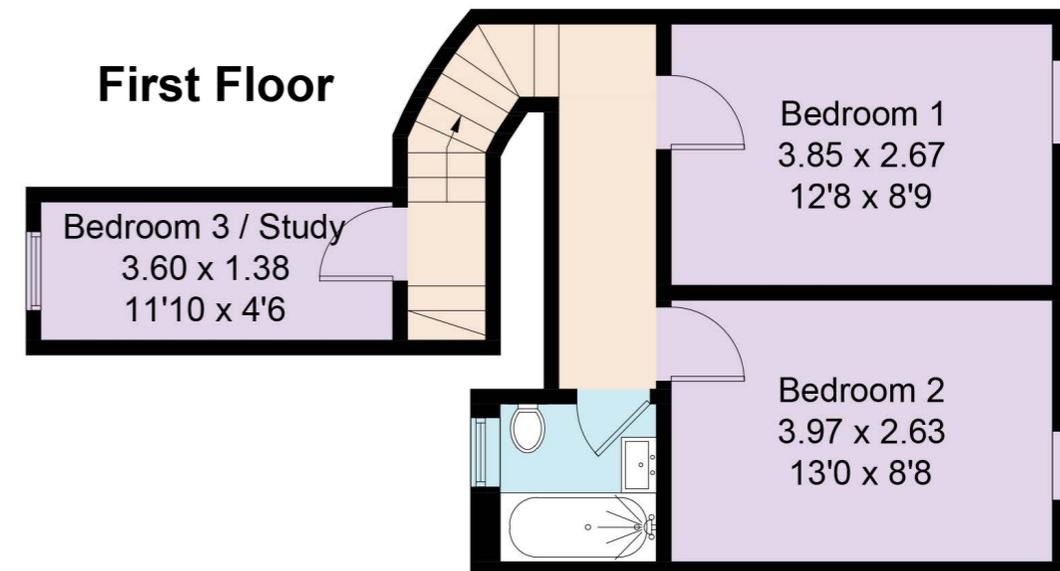


Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2022 (ID843179)



First Floor



FINER DETAILS

Home:

- Built in 1910
- Semi-detached
- Three bedrooms
- Parking for 3 cars
- Fantastic location
- Walks from the doorstep
- Double glazed windows

Services:

- Mains gas
- Mains electricity
- Mains water
- Mains drainage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

One Helm Close, Grasmere, LA22 9QU

Leaving the M6 at junction 36, follow signs from the roundabout for Kendal / Barrow A590. Follow the A590 (becoming A591) for 20 miles and then exit onto Swan Lane (B5287) towards Grasmere. Continue on this road for half a mile and then turn right at the bus stop onto Easedale Rd. Travel a further half mile and then turn right onto Helm Close; continue on this road for 0.2 miles, and 1 Helm Close in on the right hand side.

 WHAT3WORDS: Pity.gained.excusing

ASHDOWN JONES
THE LAKE DISTRICT

To view 1 Helm Close
Call: 015394 88811
Email: team@ashdownjones.co.uk



SCAN ME
TO BOOK A
VIEWING