

2 bed detached house to buy in

Land Lying To The East Of, Ambleside, Cumbria, LA22 9PX

£450,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Allocated parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions
- Potential Lakeland dream home
- Stunning peaceful location
- Planning permission for a 4 bedroom luxury home
- EPC Rating G

Key Information

- Council Tax: Band B
- EPC Rating: G
- Heating supply: Electric
- Water supply: Direct mains water
- Broadband: None

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

SUPERB GRASMERE RENOVATION/ DEVELOPMENT PROJECT - IDEAL AS A STUNNING FAMILY HOME OR HIGHLY DESIRABLE POTENTIAL HOLIDAY LET!

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 lifetime for someone wanting to fulfil their dream of restoring a property to its former glory and creating an incredible Lakeland home or a potential lucrative holiday let business.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £500,000.

Positioned 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 discover the potential of this former 1800's coach house and all it has to offer.

With planning permission granted for a 4 bedroom luxury home in the heart of the Lake District National Park with views of Grasmere Lake this is a superb opportunity for someone to fulfill their dream of restoring a property into an incredible Lakeland home.

This is an exceptionally rare opportunity not to be missed.

The shared drive leads you in from Red Bank Road, as you approach the secluded and unique setting of the hidden gem that is “Loft House”

Additionally a substantial piece of land called “ Green Hill “ is included in the sale which opens up many further opportunities in addition to the valuable off street parking for 4 plus cars which is so sort after in this area.

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 formally used as housing for the coach and horses.

The beautiful new design has managed to encompass the sheer beauty of the breath-taking surroundings while thoughtful consideration has been given to wildlife habitats and the natural landscape.

Plans suggest using locally sourced natural materials such as timber and Lakeland slate and calling upon local, artisan craftsman to bring Loft House back to live its next chapter.

The plans outline work to existing buildings and extensions to form a fabulous four bedroom retreat.

Echoing some of the traditional appearance of the original building and footprint, thus creating a new, elegant, open plan living area.

Drawing in the outside space, providing views of Grasmere Lake and allowing natural light to flood into the lounge, living space 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 a boot room/ storage and 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 seating areas with potential log cabin opportunity.

The potential to create your dream home in the heart of this stunning landscape is right here waiting for you.

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.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Detached House

Parking: Allocated, Off Street

Year built: 1883

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Heating: Electric

Water: Direct mains water

Sewerage: Septic Tank

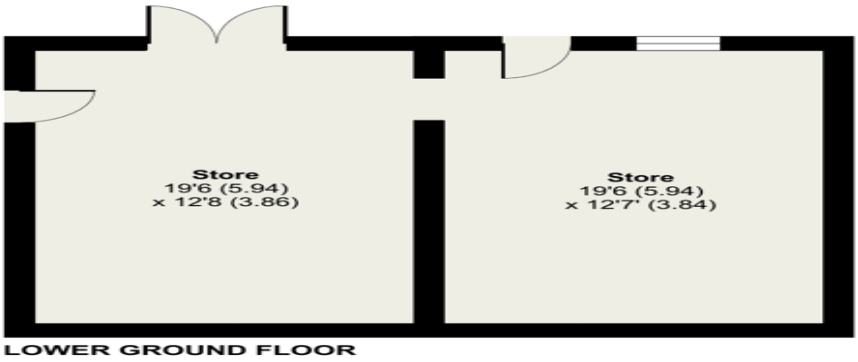
Air conditioning: No

Broadband: None

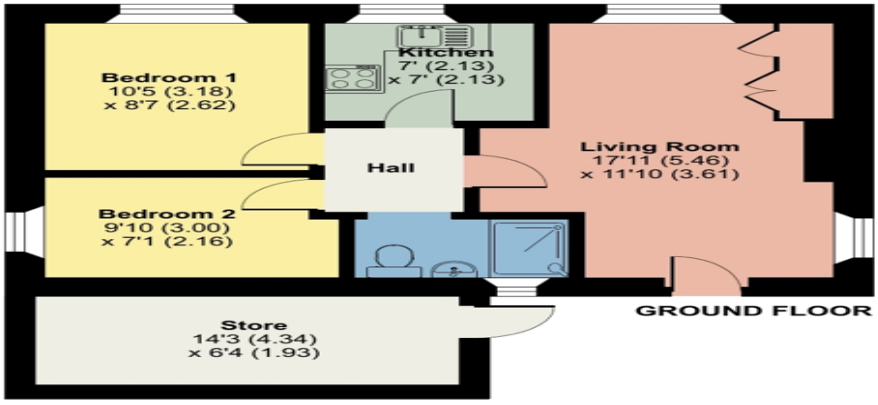
Loft House, Kelbarrow, Grasmere, Ambleside, LA22

Approximate Area = 1082 sq ft / 100.5 sq m

For identification only - Not to scale

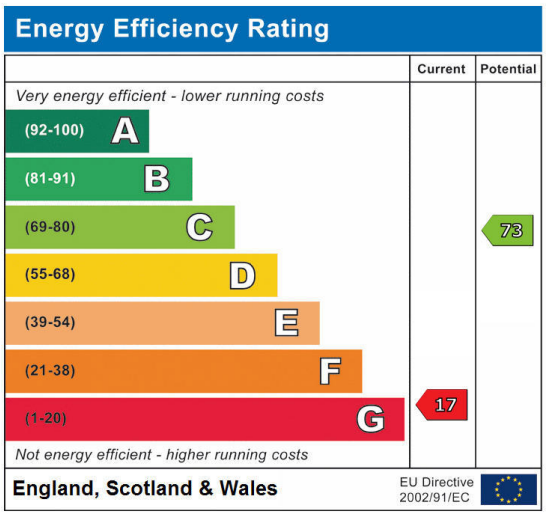


LOWER GROUND FLOOR



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



Land Lying To The East Of, Ambleside, Cumbria, LA22 9PX

Contact your local branch today for more information on this property:

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