



Helm End
Grasmere | Ambleside | The Lake District | LA22 9QN

HELM END





Location, views and potential are everything with this spacious and bright period home. Built in 1914 to a traditional local style it was subdivided into two sizeable and handsome properties in the 1970s. Standing well in an open south facing position enjoying a rural setting at the outer most edge of the picturesque Lakeland village of Grasmere, itself in the very heart of the world famous and much beloved Lake District National Park, this is a fine prospect.

Helm End commands panoramic fell views in southerly, westerly and northerly directions, the open position bringing great light to the house and garden. Accommodation is laid out on two floors and whilst homely, comfortable and ready for immediate occupation it is best described as being ready for new owners to update and refresh; there is room to extend (subject to consent) and breathe new life into this fine Lakeland residence. On the ground floor is an enclosed glazed porch, dining hall, sitting room, dining kitchen, utility room, pantry and cloakroom. Rising to the first floor, off the landing are three generous double bedrooms, one of which has an ensuite shower room, a fourth single bedroom and a bathroom.

Outside there is a south facing verandah and established garden which provides paved areas and lawns with room for children to play and relaxation with family and friends. There is ample parking and a detached wooden single garage.

Whether you are looking for a full time family home, a retirement dream, a bolt hole and sanctuary or an investment property with letting potential, Helm End offers an increasingly rare opportunity in this treasured part of the world.









Location

There's not much that hasn't been said or written about the unrivalled beauty of Grasmere and the Lake District over the years.

A magical and inspiring corner of north west England, the Lake District National Park was established in 1951 and covers an area of 912 square miles, to reinforce its importance in 2017 it was designated a UNESCO World Heritage Site. The area is famous for its lakes, mountains, forests and literary associations with former residents, William Wordsworth, Beatrix Potter and John Ruskin to name but a few.

Situated at the very heart of the Lake District, Grasmere offers great access to the fells, lakes, tarns and villages and has much to offer the Lakeland resident and visitor alike and we're not just talking about delicious local delicacy Grasmere Gingerbread. Grasmere has a collection of independent shops and galleries to browse and a great choice of places for refreshments offering everything from light bites to fine dining.

Whether you're seeking out the Lakes for rest and relaxation, for quiet contemplation and inspiration or for exertion and exhilaration there is something here for everyone. Striding out on the fells, cycling the lanes, wild swimming or simply pottering around the shops the Lake District has something for everyone.

STEP INSIDE

The views are extraordinary and encase the three elevations of Helm End, they take in Fox How, Loughrigg Fell, Silver How and Lang How to the south, Lea Rigg, Sargeant Man and Tarn Cragg to the west and from the rear elevation, looking north there are Helm Crag, Rydal Fell, Heron Pike and Nab Scar. There isn't a room that doesn't enjoy a great country outlook, all reinforcing the prime location.

Generous floor space ensures that rooms are well proportioned and the open aspect welcomes in light and a sense of airiness. Along the front of the house is a verandah for days when you want to be out in the fresh air but a little shelter would be welcomed, a door opens to the glazed porch, itself having room for a couple of chairs to sit and admire the view. Lakeland slate flags underfloor are a practical choice, although there's a back door for muddy days and wet dogs. The inner front door opens to the dining hall, at the far end of which are stairs to the first floor. The sitting room has a dual aspect with French windows opening to the verandah and enabling a great flow between inside and out on warmer days. If a little chilly, there is an open fire grate in the Victorian style surround. The kitchen is fitted and has space for dining. Supporting the kitchen are a host of ancillary rooms; a shelved pantry, utility room with space for outdoor clothing and a cloakroom with loo and wash basin, the last two having Lakeland flagged floors.

The first floor landing has a useful airing cupboard and cottage style boarded doors open to the bedrooms. The main bedroom is above the sitting room and enjoys the same south west aspect with window seats and an ensuite shower room. There are two further double bedrooms, both command great views and have window seats to stop awhile and take it all in. Completing the picture is a fourth single bedroom and a family bathroom.

Helm End has been well loved and maintained so that new owners could move in, get to know the house and take their time before deciding on a plan to tailor it to personal lifestyle. It's a super opportunity; a great house full of potential in a remarkable setting and a prestigious location.

















STEP OUTSIDE

The house is set back off a quiet lane across a meadow and behind a beech hedge which provides privacy to the front garden. Vehicle access to the lane is restricted to residents of Easedale, so there is very little passing traffic. A gate ensures the garden may be closed off to be safe for younger family members and dogs.

There's ample parking and a detached single timber garage. The main garden sits to the south, screened from the road, it is a private place to sit and enjoy some down time whilst reveling in the all-encompassing the views. There's a paved area for outdoor furniture and a lawn for play. Planted borders are well stocked and established. To the back of the house is a paved yard, practical for hanging washing and storing bins.

The generous nature of the grounds offers scope for extension, subject to consent.

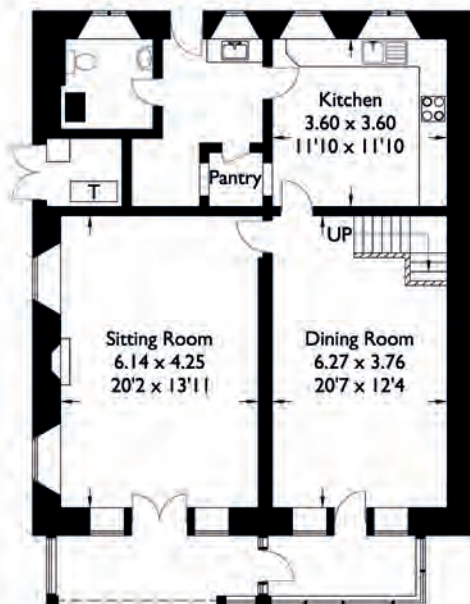


Helm End

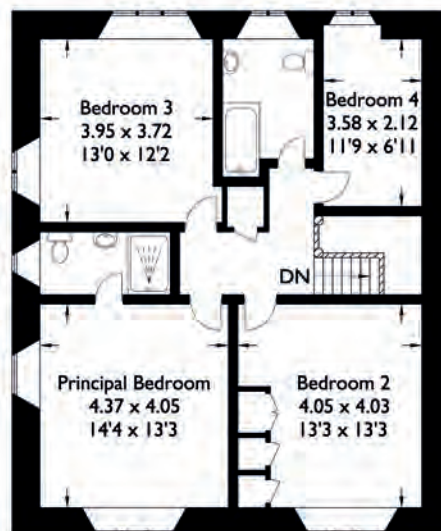
Approximate Gross Internal Area : 164.17 sq m / 1767.11 sq ft

Garage : 21.94 sq m / 236.16 sq ft

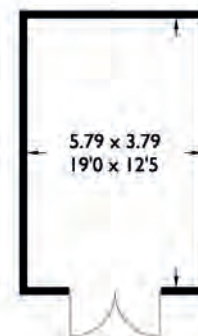
Total : 186.11 sq m / 2003.27 sq ft



Ground Floor



First Floor



Garage

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (79-92)		93
B (69-78)		
C (59-68)		
D (49-58)		
E (39-48)	43	
F (29-38)		
G (19-28)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



The Property
Ombudsman



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 16.04.2025



FURTHER INFORMATION

On the road

Grasmere	0.7 mile
Elterwater	3.5 miles
Ambleside	5.1 miles
Bowness on Windermere	10.5 miles
Keswick	12.6 miles
Manchester	89.8 miles

Transport links

M6 J36	24.8 miles
Oxenholme (railway station)	21.4 miles
Manchester airport	99.4 miles
Liverpool airport	104.9 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Foxfield (7.6 miles distant) has a railway station on the Cumbria Coast Line which runs between Carlisle and Barrow in Furness.

Schools

Primary

Grasmere School
Ambleside CoE Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge

Further Education

Kendal College
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster University

Directions

[what3words index](#).[protected](#).[simulates](#)

Use Sat Nav LA22 9QN for the general location, but follow the directions below:

Approaching Grasmere from Ambleside along the A591 at the mini roundabout take the first turning left and head into the heart of the village. Follow the road as it winds through the village. After passing the Heaton Cooper Studio on the left, turn left onto Easedale Road and follow the road out of the village. Continue on the road until it comes out into an open meadow. Helm End is on the right, it forms the westerly (second) half of the property set back from the road behind a hedge. Turn after the house, at the junction of the turning off Easedale Road there is a wooden signpost indicating the route of the Coast to Coast footpath.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 29 Mbps download and for uploading 2 Mbps.

Mobile

Indoor: O2 reports a 'limited' Voice service but no Data service. EE, Three and Vodafone do not report as providing any services.
Outdoor: EE, O2 and Vodafone are reported as providing 'likely' Voice and Data services. Three reports a 'likely' Voice service and 'limited' Data service.
Broadband and mobile information provided by Ofcom.

Local leisure activities

Places to visit

Whatever the weather, the Lake District has a vast array of attractions to keep the whole family entertained: In Grasmere itself, soak up the history at Dove Cottage and the Wordsworth Museum National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck. Brockhole on Windermere, the Lake District National Park Authority's visitor centre Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere Jetty Museum, Windermere Live theatre at The Old Laundry in Bowness on Windermere, Theatre by the Lake in Keswick and The Brewery in Kendal Cinemas and live music at Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal Classical and contemporary music concerts at Yewfield, Hawkshead Hill Grizedale Forest - events, music and arts

Sport and recreation

Wild swimming and paddle boarding in the lakes and tarns
Boat hire at Faeryland, Grasmere
Sailing on Windermere, Coniston and Ullswater
Golf courses at Windermere and Keswick
Spa and gym facilities at several local hotels
Grizedale Forest - endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as Go Ape tree top courses

Places to eat

A food lover's paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

Informal dining, cafes and pubs

The Yan Bistro at Broadrayne, The Jumble Room, Mathilde's Café and The Swan, all in Grasmere
Chesters by the River, Skelwith Bridge
Zeffirellis, Fellinis, Force café, The Schelly, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, The Flying Fleece, Fresher's Café, Mr H's, Copper Pot Café and Ambleside Tap Yard, all in Ambleside

Special occasion dining

Forest Side Hotel, Grasmere
The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

Straight from the door is the Coast to Coast footpath and also a signposted route to Grisedale Tarn (3 miles) and the village (3/4 mile). Locally, head to Silver Howe (we're informed you'll hardly ever see anyone on the top), Helm Crag (often referred to as 'The Lion and the Lamb' due to the distinctive shape of its summit) or over to Elterwater. On a wider level the Lake District has 214 Wainwrights fells to explore and enjoy.

Services

Mains electricity and water. Oil fired central heating from a Worcester Danesmoor boiler in the cloakroom. LPG bottles supply gas to the hob.

Drainage to a septic tank located within the garden and shared with the adjoining property.

Guide price £950,000

Westmorland and Furness Council
Council Tax band G

Tenure
Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: gas hob with fan over, Hotpoint electric oven, Panasonic microwave, under counter fridge and AEG dishwasher. Please note that the majority of contents are available for purchase, please ask the Agents should any items be of interest.



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We value the little things that make a home

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