

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Grasmere

£210,000

Bracken Fell, Apartment 7 Beck Allans, College Street, Grasmere, Cumbria, LA22 9SZ

Enjoying very pleasant views of the surrounding fells, this first floor apartment includes an open plan living room/kitchen, bedroom with en suite bathroom, private parking and communal grounds in a lovely setting. With all of the facilities of Grasmere on the doorstep and the lake shore and high fells just beyond, the location is simply perfect. Ideal as an easily managed bolt hole or holiday let, this lovely apartment is quietly tucked away and yet remains in the heart of the village. Option to purchase underbuilt garage.

Quick Overview

A splendid 1 bedroomed self contained apartment.

Wonderfully quiet setting yet right in the heart of Grasmere

Offered fully furnished.

Communal grounds with no garden worries.

Option to purchase underbuilt double garage

Wonderful walks from the doorstep.

Lovely views.

A successful holiday let.

Allocated car parking Space

Superfast Broadband speed 80mbps*



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Superfast
Broadband



Allocated
Parking Space

Property Reference: AM3898



Ordnance Survey 16081123560



Open Plan Living Room / Kitchen



Bedroom



Shared Grounds

Description Beck Allans is believed to have been constructed in the 1850's as an impressive home for a Manchester business man who appreciated the beauty of this splendid location. In about 1970 the property was then converted to its present use with Bracken Fell itself, being a purpose-built addition in 1994 constructed over a double garage.

Bracken Fell is entered via its own private doorway and stairs which lead into the bright and attractive open plan living space which incorporates plenty of room in which to prepare meals in the fitted kitchen area, dine and then relax in comfort whilst enjoying some lovely views. There is a double bedroom with an en-suite bathroom beyond this, whilst outside is a private car parking space alongside the building.

Perfect as a lock-up and leave weekend retreat or indeed continued use as a holiday let, the double-glazed apartment is offered as seen with furniture and fittings all included (excluding bedding). Onward holiday let bookings are available if desired or vacant possession can be offered.

The current vendor also owns the underbuilt double garage and small laundry room which is available by separate negotiation at an asking price of £170,000. Further details on request.

Location Beck Allans is located in a delightful position at the centre of Grasmere Village and is yet tucked away from the main thoroughfares. From our office in Ambleside head north on the A591 to Grasmere passing Rydal Water and Grasmere Lake along the way. Upon reaching the roundabout take the first exit into the village. On entering the village follow the main road, passing the church and famous 'Grasmere Gingerbread' shop on the right hand side, and the entrance to Beck Allans is the next turning on the right after The Wordsworth Hotel. Once you have entered the drive, the allocated parking space can be found immediately to the right.

What3Words ///pens.claws.delusions

Accommodation (with approximate dimensions)

Entrance Hall With a built in cupboard perfect for the storage of wet coats and muddy boots.

An open staircase leads to First Floor

Open Plan Living Room / Kitchen 13' 6" x 12' 10" (4.13m x 3.91m max)

Living Room Having lovely views over the gardens to the fells beyond.

Kitchen Area With a range of base units with complementary wood effect work surfaces with integrated dual gas hob and a Gyroflo oven.

Double Bedroom 10' 0" x 8' 8" (3.05m x 2.64m)

En Suite Bathroom With a three piece suite comprising a bath with mixer tap and shower attachment, vanity sink unit with mirror over and integrated shaver point and storage below and WC.

Property Information

Outside The property benefits from a private parking space for one vehicle and use of the communal laundry room and gardens.

Tenure Leasehold. A new lease will be granted for a term of 999 Years.

The service charge for 2023 is understood to be £292.10 per month which includes gas, electricity, buildings insurance, external repairs and the upkeep of the laundry room contents. It also includes a contribution towards the sinking fund. Please note that drainage and business rates are not included in the service charge.

NB: It should be noted that NO PETS are allowed at this property.

Services The property is connected to mains gas, electricity, water and drainage. The property has it's own central heating system with the gas charge, along with electricity being included in the service charge. The amount payable for all of the apartments at Beck Allans is apportioned according to floor area with Bracken Fell being liable for 6.47%

Business Rates The property has a rateable value of £1,700 with the amount payable to Westmorland and Furness District Council for 2023/24 being £848.30 Small Business Rate Relief may be available.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Open Plan Living Room / Kitchen



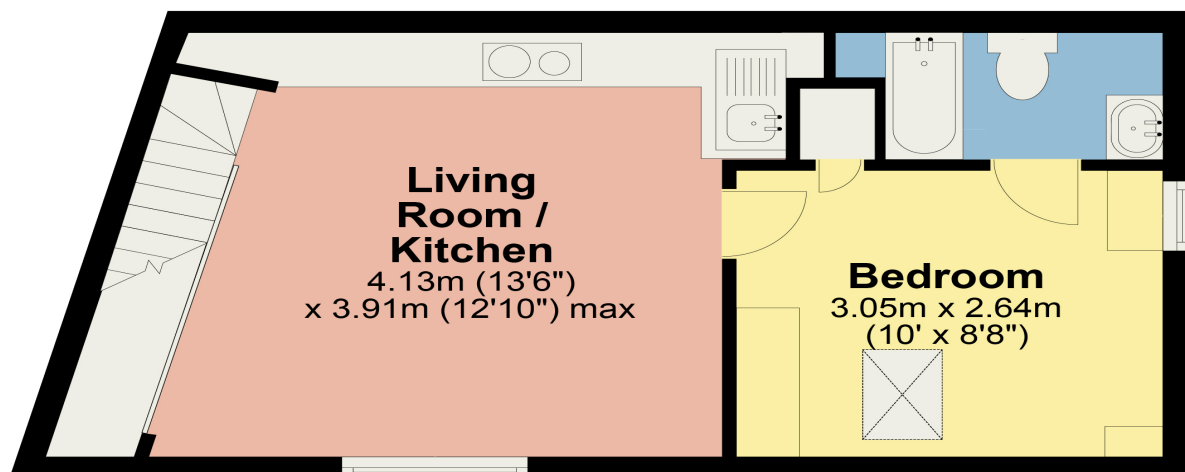
Bedroom



Living Room



Open Plan Living Room / Kitchen



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. AM3898

Viewings Strictly by appointment only with Hackney & Leigh, Rydal Road, Ambleside, Telephone 015394 32800.

Please note, as this property is a successful holiday let, it may only be possible to view during changeover times, usually on Fridays, although this does vary.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 22/08/2022.

Request a Viewing Online or Call 015394 32800