



## Outgate, Nr Hawkshead

**£325,000**

Grizedale, 1 Bracken Fell, Outgate, Nr Hawkshead, Ambleside, Cumbria, LA22 0NH

Sitting quietly in the hamlet of Outgate, this immaculate spacious one bedroomed cottage bungalow offers unique quality and charm in wonderful surroundings, with superb walks (and not just to the local pub) immediately on hand there is something for everyone on offer. Come and see!

### Quick Overview

Delightful semi detached cottage bungalow

1 luxury bedroom with en suite WC

Immaculately presented

Lovely well maintained communal grounds

The perfect home or weekend bolt hole

Currently a successful holiday let

Walks from the doorstep

No upward chain

Private gated car parking

Standard Broadband speed 16 Mbps available\*



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Standard  
Broadband



Private Gated  
Parking

Property Reference: AM3971



Sitting Room



Communal Grounds and View



Breakfast Kitchen



Bedroom

**Location** Leave Ambleside village centre on the A593 signposted Coniston, taking a left hand turn signposted Hawkshead, crossing the River Brathay on the B5286. Follow this road until you see the Outgate Inn on your left, taking the road on your right just opposite. Grizedale is a little way up this road on your right, with gated entrance to the shared driveway where there is allocated parking for two cars.

**What3Words** ///enhances.interacts.forklift

**Description** The front door leads directly into the cosy, welcoming dual aspect sitting room with a multi-fuel burner perfect for gathering with friends and family. The breakfast kitchen is bright and airy with space to dine, and enjoys views of the surrounding countryside from the window over the sink, providing possibly the best distraction from the dirty dishes. The kitchen area is fitted with modern wall and base units with complementary worksurfaces and stainless steel sink and drainer unit. Integrated appliances include a Baumatic ceramic four ring hob, separate Belling oven/grill with extractor hood over, an Indesit dishwasher, Gorenje freezer and undercounter fridge. A built in cupboard provides storage and houses the Vaillant gas boiler.

The spacious double bedroom benefits from an en suite WC, with the separate shower room having a recently installed three piece suite comprising large shower, wash basin set above a vanity style unit and a WC. Additionally there is a heated ladder style radiator, and a loft access point.

Currently a successful holiday let with Travel Chapter, this is a fabulous home simply perfect for romantic getaways and relaxing in complete comfort after a busy day walking and exploring the Lake District.

#### **Accommodation (with approximate dimensions)**

**Sitting Room** 17' 7" x 9' 8" (5.38m max x 2.95m max)

**Breakfast Kitchen** 12' 3" x 9' 7" (3.73m x 2.92m)

**Double Bedroom** 13' x 9' 5" (3.96m x 2.87m) With walk in wardrobe, and en suite WC.

#### **Shower Room**

**Outside** The double gate on the shared drive gives access to two allocated parking spaces for Grizedale, plus visitor parking.

Private patio area, ideal for sitting and enjoying the views to the surrounding countryside perhaps with a morning coffee, or maybe a glass of something cool later in the day. There are also well maintained communal gardens with established colourful shrubs and plants.

## Property Information

**Services** This property is connected to mains electricity, gas, water and drainage.

Gas central heating and double glazed windows.

\*Broadband checked on <https://checker.ofcom.org/> 2nd August 2023 - not verified.

**Tenure** Leasehold for 999 years from 2003

We understand that all owners in the building are equal shareholders of the entire management company Bracken Fell Management Company Ltd which owns the freehold. Set by agreement with all 6 owners the current £900 Service charge includes building insurance and maintenance of the building and grounds.

**Business Rates** Grizedale has a rateable value of £1,700 with £848.30 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available, and is enjoyed by the current owners.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

As this is a successful Holiday Let, viewings will be arranged around changeover days.

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

**Note** The quality furnishings and contents (bar personal possessions) are to be included in the sale.

**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).



Communal Garden and View



Patio



Breakfast Kitchen

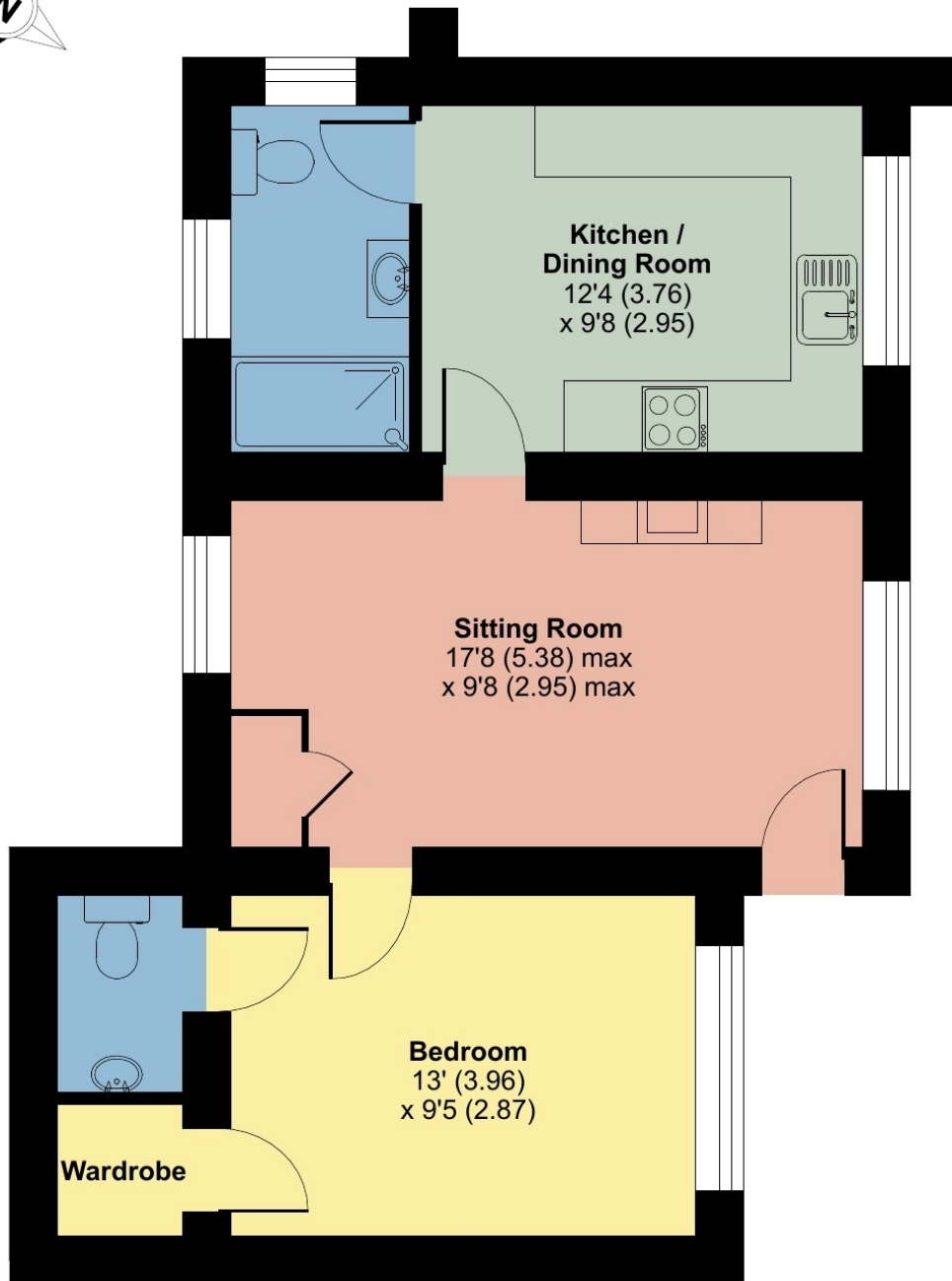


Sitting Room

# Grizedale, 1 Bracken Fell, Outgate, Ambleside, LA22

Approximate Area = 551 sq ft / 51.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1016723

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