



## Grasmere

**£140,000**

Easedale, Apartment 6 Beck Allans , College Street,  
Grasmere, Cumbria, LA22 9SZ

Perfect as an easily managed bolt hole or holiday let, or even a first time home this bedsitting apartment is quietly tucked away and yet remains in the heart of the village.

Enjoying very pleasant views of the surrounding fells, this second floor apartment includes a bedsitting room/kitchen, 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 perfect

### Quick Overview

- Easily managed bedsitting accommodation
- Beautifully quiet location in the heart of Grasmere
- Wonderful fell views
- Perfect as a lock up and leave weekend retreat or holiday let
- Use of communal laundry
- Well maintained communal gardens
- No chain
- Allocated parking space
- Superfast (80mbps) Broadband Available\*



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Superfast  
Broadband



Allocated Parking

Property Reference: AM4042





Open Plan Living Area



Open Plan Living Area



Kitchen Area



Bathroom

**Location** Beck Allans is located in a delightful position in the centre of Grasmere Village and yet is 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 on your left.

**What3Words** ///robes.pump.reshape

**Description** Beck Allans is an attractive traditional stone and slate property located virtually in the centre of Grasmere, although even the most frequent visitor to this delightful Lakeland village would be excused for having missed it. Quietly tucked away, this distinctive property was originally built in the 1850's by a wealthy Manchester businessman who no doubt appreciated the beauty of the surrounding scenery, which is every bit as stunning now as it was then. This attractive building went on to become a Catholic college and then a convalescent home for soldiers in the First World War. In the 1970's the building was thoughtfully subdivided to create the wonderful apartments found here today

This welcoming cosy apartment in the eaves is approached via a well maintained communal hallway and staircase and is located on the second floor. Full of character, it includes a hallway with space to hang coats, and an immaculate open plan bed sitting room/kitchen area with beautiful exposed timber beams and enjoys wonderful fell views. The kitchen area is fitted with wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer, an electric two ring counter top hob and an Ariston undercounter fridge. The bedroom space benefits from a fitted wardrobe/storage cupboard and chest of drawers. The bathroom has tiled walls and a three piece suite comprising a panel bath with Triton shower over, pedestal wash hand basin, and a WC. There is private car parking on the left of the driveway and the communal gardens are a delight.

Perfect as a lock-up and leave weekend retreat, a holiday let, or perhaps even a first time home the apartment is easily managed in this superb setting at the very heart of Grasmere.



## Accommodation (with approximate dimensions)

### Communal Porch

**Communal Entrance Hall** With staircase to first and second floors.

### Second Floor

### Private Hallway

**Open Plan Bed sitting Room/Kitchen** 16' 7" x 11' 11"  
(5.05m x 3.63m)

### Bathroom

**Outside** There are communal gardens which include a private car parking space allocated to Flat 6.

In addition, all residents of Beck Allans have access to a communal laundry room housing both a washing machine and dryer, and iron with ironing board.

## Property Information

**Services** The property is connected to mains gas, electricity, water and drainage. The property has its own central heating system with the gas charge, along with electricity and water being included in the service charge.

**Tenure** The property is understood to be Leasehold for a term of 999 Years from 30 May 2002. The amount payable for all of the apartments at Beck Allans is apportioned according to floor area. Service charge for 2024 is understood to be £188.70 per month which includes gas, heating, a contribution towards the sinking fund and electric but not water.

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

**Council Tax** Band A - Westmorland and Furness District Council

**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).



Entrance to Beck Allans



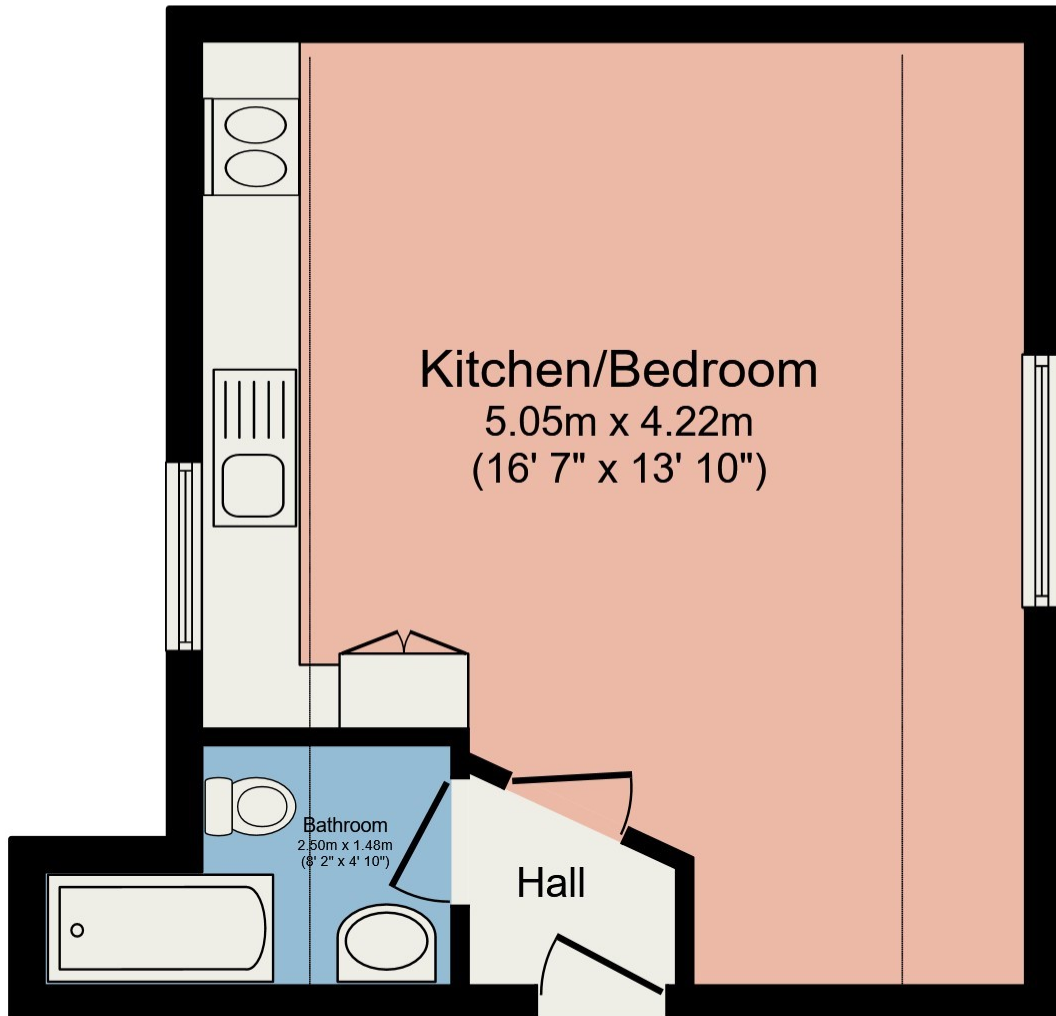
Rear Elevation



View



Grasmere Views



**Total floor area 30.0 m<sup>2</sup> (323 sq.ft.) approx**

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.

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

**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 11/04/2024.