



Grasmere

£285,000

Helvellyn, 3 Beck Allans, College Street, Grasmere, Cumbria, LA22 9SZ

Locations do not get much better than this. Tucked away in the heart of Grasmere village whilst enjoying lovely fell views - what more could you ask for? This delightful and stylishly finished first floor 1 bedroomed apartment has its own private parking space and the peaceful setting makes for a perfect lock up and leave retreat or holiday let in the centre of the Lake District National Park.

Quick Overview

- Lovely 1 bedroomed first floor apartment
- Open plan living room/ kitchen
- Peaceful setting in Grasmere
- Walks from the doorstep
- No chain
- Close to amenities
- Leasehold - for a term of 999 years from 2018
- Perfect holiday let or lock up and leave retreat
- Private car parking
- Superfast Broadband 80mbps - Openreach Network



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Superfast
Broadband



Private Car
Parking Space

Property Reference: AM4066



Sitting/ Dining Area



Dining Area



Stylish Kitchen

Description Locations do not get much better than this. Tucked away in the heart of Grasmere village whilst enjoying lovely fell views - what more could you ask for? This delightful and stylishly finished first floor 1 bed roomed apartment has its own private parking space and the peaceful setting makes for a perfect lock up and leave retreat or holiday let in the centre of the Lake District National Park. The open plan living room and kitchen offer a cosy welcoming atmosphere complemented by the elegant double bedroom and stylish en-suite bathroom - simply perfect.

Location Grasmere - famed worldwide for its connections to William Wordsworth and the romantic poets - could hardly be more centrally placed in The Lake District National Park. Cafes, restaurants, traditional inns and shops are all on your doorstep, while a gentle stroll takes you to the lake shore; or you may prefer to hike onto the dramatic fells which surround this delightful village. The perfect lock up and leave weekend retreat or a superb holiday let - come and see for yourself.

Property Overview Beck Allans is an attractive traditional stone and slate property located in the centre of Grasmere. 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. In the 1970's the building was thoughtfully subdivided to create the wonderful apartments found here today.

A sweet, covered porch, ideal for dealing with wet coats and muddy boots leads to a welcoming, well maintained communal entrance hall with stairs leading to the first floor. Just off the landing is the private entrance to Helvellyn. Lovely and light thanks to the large window, the living room offers ample space in which to relax, cook and dine in comfort. There is a charming log burner set upon a slate hearth and flanked by a Lakeland stone surround with a timber mantle providing a welcoming focal point in the sitting area for those cooler evenings. Not forgetting a useful storage cupboard and views through the trees to Loughrigg.

The stylish kitchen area includes a modern range of attractive wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a Beko electric hob with an extractor fan above, and oven, built in microwave, fridge and dishwasher. With space to dine in front of the window, you can admire the view, and relax after a day on the fells.

The light and elegant double bedroom has glimpses of the River Rothay, and views up to Helm Crag (the famous Lion and the Lamb) from the window. Benefitting from an integrated wardrobe and separate dressing table unit, the bedroom is complemented by the stylish en-suite bathroom which includes a three piece suite comprising a bath with combined raindrop and flexi-hose shower over with a glazed screen, a hand basin with a vanity unit and mixer tap, touch free lit mirror and a dual flush WC.

The property has its own private parking space for one vehicle as well as shared use of the lovely grounds.

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.

Accommodation (with approximate dimensions)

Covered Porch

Communal Entrance Hall and Staircase

Private Entrance to Helvellyn

Open Plan Living Room/ Kitchen 18' 3" x 10' 7" (5.56m x 3.23m)

Bedroom 10' 11" x 8' 1" (3.33m x 2.46m)

Ensuite Bathroom

Property Information

Directions 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 off the driveway.

What3Words ///obeyed.chum.stirs

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

Tenure Leasehold - For a term of 999 Years from 2018. Please note that pets are not allowed under the terms of the lease. The service charge for 2024 is understood to be £281.85 per month which includes Wi-Fi, gas, electricity, water (including drainage), buildings insurance, external repairs and the upkeep of the central heating and hot water boiler, as well as laundry room contents. It also includes a contribution towards the sinking fund. The amount payable for all of the apartments at Beck Allans is apportioned according to floor area. We understand that Helvellyn is liable for 6.28% of these costs. (Please note that business rates are not included in the service charge.)

Guest Reviews Take a look at the glowing reviews from the Visitor Guest Book at this property.

"What a perfect apartment for our stay in Grasmere. All we needed in a great location."

"Lovely little apartment, very clean and comfortable in a peaceful location"

"A fabulous apartment in a really beautiful village. An unsurpassed base for a walking break"

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

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 Kitchen/ Sitting Area



Elegant Bedroom



Beck Allans Entrance Porch

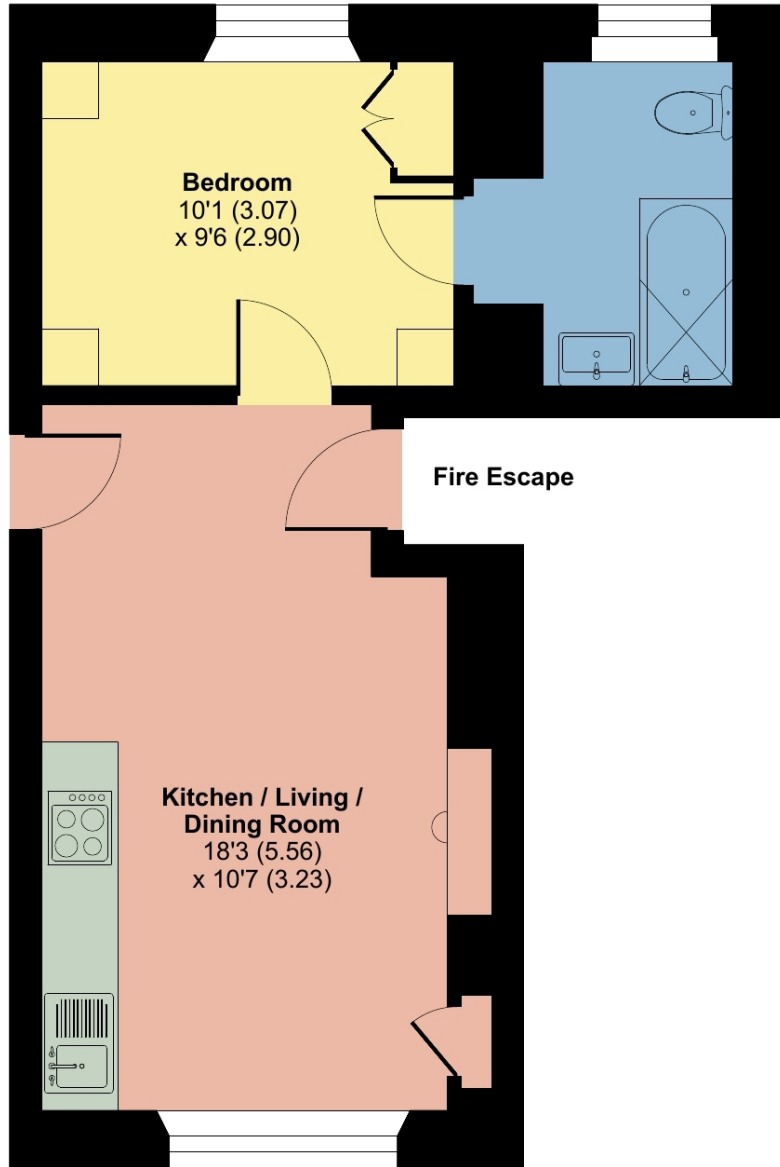


View

Helvellyn, Beck Allans, College Street, Gerasmere, LA22

Approximate Area = 363 sq ft / 33.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1157914

Business Rates We understand the property to have a rateable value of £1,700.00 with the amount payable to Westmorland and Furness District Council for 2024/25 being £848.30 though the current owners enjoy the benefit of Small Business Rate Relief.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office. Please note; As this is a highly successful Holiday Let, viewings can only be conducted on changeover days.

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 22/07/2024.

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