



Grasmere

£575,000

The Barn, 2 Pavement End, Grasmere, Ambleside, Cumbria, LA22 9PT

Light, bright and welcoming, this cottage style ground floor apartment must be seen to be appreciated.

The property enjoys utterly stunning fell and lake views and benefits from a private patio terrace and enclosed garden! All just a moments walk from the charming Lake District village, Grasmere.

With off road parking and a garage this apartment is ready to be enjoyed as a home, second home or indeed a holiday let if so desired.

Quick Overview

Light and bright ground floor apartment
1 reception room and a house bathroom

Fabulous location on the edge of
Grasmere village

Peaceful enclosed garden with patio
terrace

No chain

Lake views from property and garden

Fell walks from the doorstep

Ideal home, weekend retreat or holiday
let

Separate garage and off road parking

Superfast broadband available

Property Reference: AM4079



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Superfast
Broadband
Available



Off Road Parking
& Garage



Kitchen



Living/Dining Room



Garden and View



The Barn Patio Area

Wonderfully placed close to Grasmere with a whole host of wonderful walks from the doorstep, this attractive three double bed roomed cottage style ground floor apartment with magnificent fell and lake views is simply perfect.

Upon entering, the stable door sets the scene for the rest of this apartment, leading into a welcoming entrance hallway with a convenient cloakroom WC. Breathtaking views of Loughrigg, Silver How as well as the lake are all enjoyed from the spacious living/dining room ideal for relaxing or entertaining with friends and family. A wide window seat is especially inviting given these rather special views.

The modern fitted kitchen is also light airy with yet more fell views, being fitted with stylish wall and base units with complementary work surfaces having integrated stainless steel sink and a half with drainer. Integrated Lamona appliances include a ceramic four ring hob with extractor hood over, and a separate oven, additionally there is plumbing provision for an automatic washing machine.

The three double bedrooms are generously sized and all have fantastic views with bedroom 2 also benefitting from a window seat from where to relax and soak in the surrounding countryside beyond.

The bathroom has a four piece suite comprising a panel bath with shower over, just the job for soaking away the aches and pains after a hard day on the high fells, a pedestal wash hand basin and a WC.

Outside is a south facing sunny patio terrace ideal for that morning coffee or perhaps a glass of something cool at the end of the day whilst admiring those far reaching views, as well as a sun trap of an extended garden. Additionally there is an outside store, a garage and driveway parking for a further vehicle.

With one level living being increasingly popular this is sure to attract a lot of attention - don't miss out!

Accommodation (with approximate dimensions)

Entrance Hallway

Living/Dining Room 19' 10" x 10' 6" (6.05m x 3.2m)

Kitchen 9' 9" x 8' 5" (2.97m x 2.57m) Housing the Vaillant gas central heating boiler.

Bedroom 1 11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom 2 10' 5" x 8' 0" (3.20m x 2.46m)

Bedroom 3 9' 4" x 8' 11" (2.87m max x 2.72m max)

Bathroom

Cloakroom WC

Property Information

Services The property is connected to mains electric, gas, water and drainage. Gas central heating to the radiators and double glazing.

Council Tax Westmorland and Furness District Council - Band D

Broadband Superfast broadband available.

Mobile Services EE and O2 likely Three and Vodafone Limited service.

Tenure Long leasehold. 999 Year lease from 28th September 1980 with an amendment in 1994. There is a ground rent payable of £1 per annum. The freeholder is the neighbouring property - The Barn, 1 Pavement End.

Directions Famous the world over for its connections with William Wordsworth, Grasmere is a truly beautiful village surrounded by stunning scenery and being well catered for by a wide variety of cafes, restaurants, shops and traditional Lakeland inns which are all immediately on hand. The high fells which surround the village, and indeed the lake shore are all accessible on foot quite literally from the door step.

Beautifully located on the quiet road which links Grasmere with Elterwater, The Barn, 2 Pavement End may be approached from the centre of Grasmere village from the direction of Ambleside by taking the left hand turn just past St Oswald's church (where William Wordsworth is buried) passing the Grasmere Gather/ Thirteen Valley café on your left. Just a little further along Red Bank Road, this property can be found on your left. Parking on the driveway..

What3Words ///layover.opt.s.ballots

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Bedroom 2



Bedroom 3



View from Garden



OS Plan - The Barn, 2 Pavement End

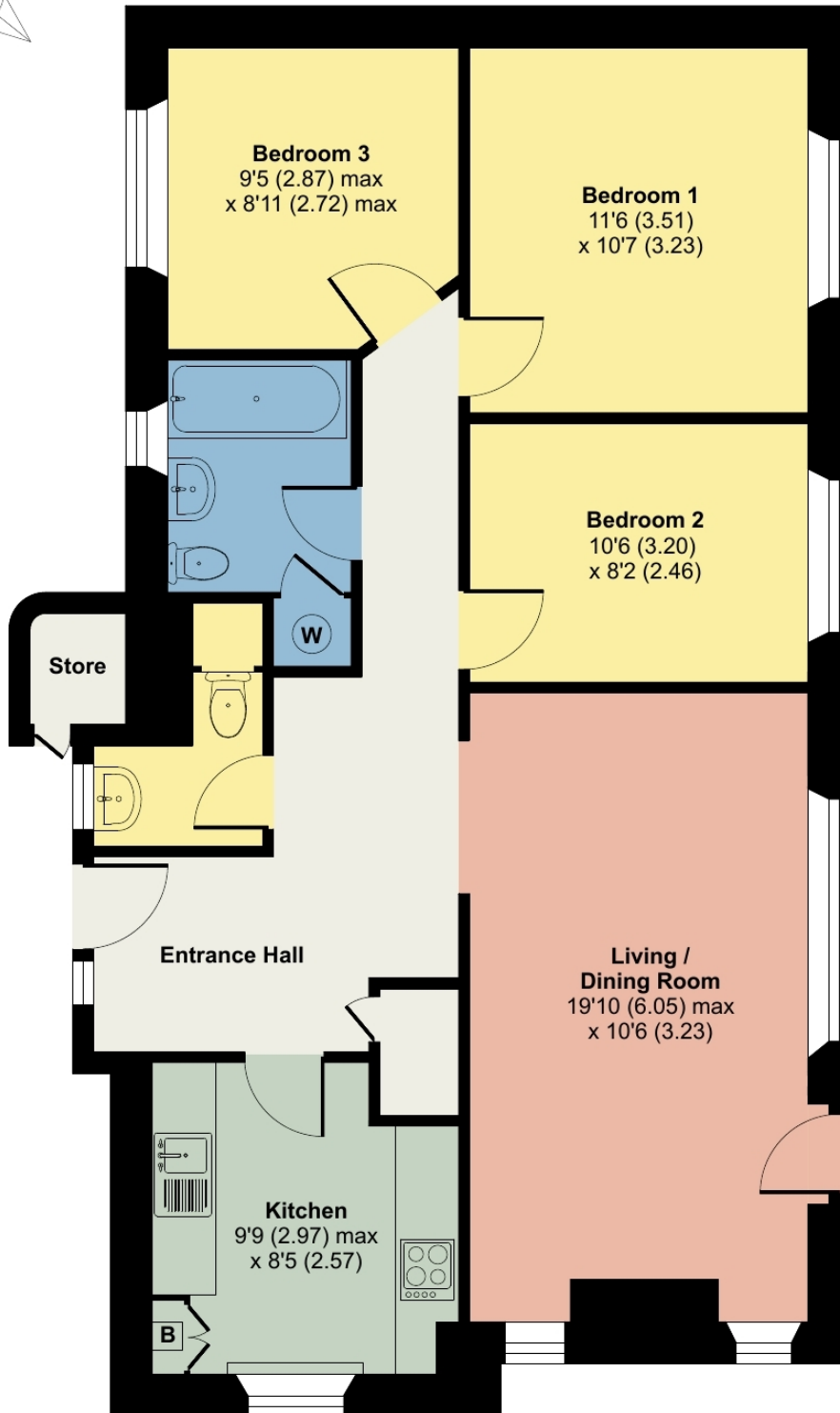
The Barn, 2 Pavement End, Grasmere, Ambleside, LA22

Approximate Area = 850 sq ft / 78.9 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 860 sq ft / 79.8 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). © ncheom 2024.
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