



Apartment 4

Gatefoot Mill, Windermere Road, Staveley, LA8 9PL

Guide Price £320,000

Apartment 4

Gatefoot Mill

Opportunity to purchase a newly renovated self-contained ground floor two- bedroom apartment created from a former Bobbin Mill in the popular village of Staveley located within the Lake District National Park. The apartment enjoys delightful views from the front towards the Kentmere Fells, overlooking the River Gowan to the rear and has private parking and a private garden area looking over the river.

The whole development was purchased in 2020 and fully refurbished in 2022. Upgraded to a beautiful and high specification and includes a new gloss grey kitchen with stone worktops, modern three-piece shower room, contemporary electric radiators, solid oak doors and double glazed windows throughout. The apartments have no restrictions and can be used for permanent homes, second homes, holiday lets or long- term letting.

The property has been operating as a one bedroom holiday letting property since the summer of 2023 and is expected to generate approximately £27,600 annually. Currently let with Let Me Stay and is being sold as a going concern with all forward bookings. Furnishings available by separate negotiation. However the property would be equally suitable as a ideal retirement property or lock up and leave second home.

Well placed with a short and relatively level walk to the amenities on offer in the village centre including Spar shop, chemist, Public House and the popular Staveley Mill yard with cafes etc. On a bus route and there is also a railway station. There are endless fell and country walks from the doorstep.



Accommodation

Covered entrance porch leads into;

Open Plan Living Room

26'4 x 13'6 (8.02m x 4.13m)

Fabulous dual aspect open plan living room. Ample space for sitting and dining furniture, to the rear you can find a fitted contemporary kitchen with laminate floor fitted down. Substantial bespoke integrated storage cupboards and a TV point. Electric wall mounted radiator.

Kitchen Area

Newly installed grey gloss kitchen from Webbs with base and wall units including integrated appliances of washing machine, fridge/freezer, dishwasher, electric oven and hob with extractor over, and inset sink unit. Adjacent to kitchen is access to a large storage cupboard.

Inner hall leads to

Bedroom One

12'1 x 11' (3.68m x 3.35m)

A good size double bedroom with a front aspect and built in double wardrobes. Electric wall mounted radiator.

Bedroom Two

8'8 x 7'9 (2.65m x 2.37m)

A comfortable second bedroom, ideal for a single bed with a rear aspect overlooking the River Gowan. Electric wall mounted radiator.

Shower Room

Newly fitted modern suite comprising curved shower cubicle with raindrop shower head over, vanity wash basin with drawers under and WC. The shower room is finished with a tiled floor and walls and has a frosted window to the rear aspect.

Outside

To the rear of the apartment, the garden area immediately behind belongs to No.4 and can be fenced and gated off. Please note the neighbouring ground floor apartment has a pedestrian right of way to their garden by foot. Designated parking space for No.4.

Directions

Entering Staveley from the Windermere Roadside, continue into Staveley and before RR stone show room, Gatemill Foot Mill can be found on the right hand side with car park in front.

Services

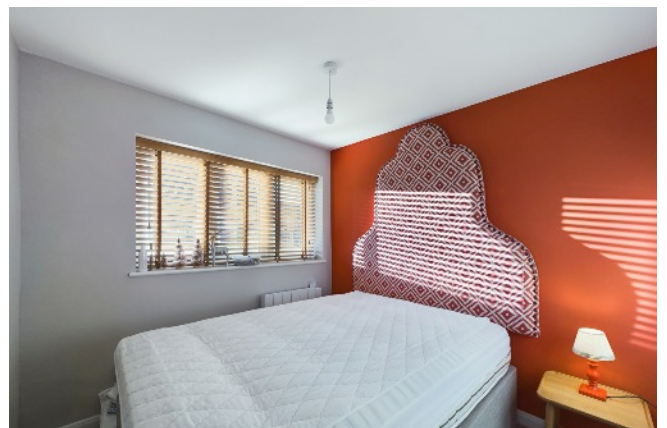
Mains electric, drainage and water. Electric heating.

Tenure

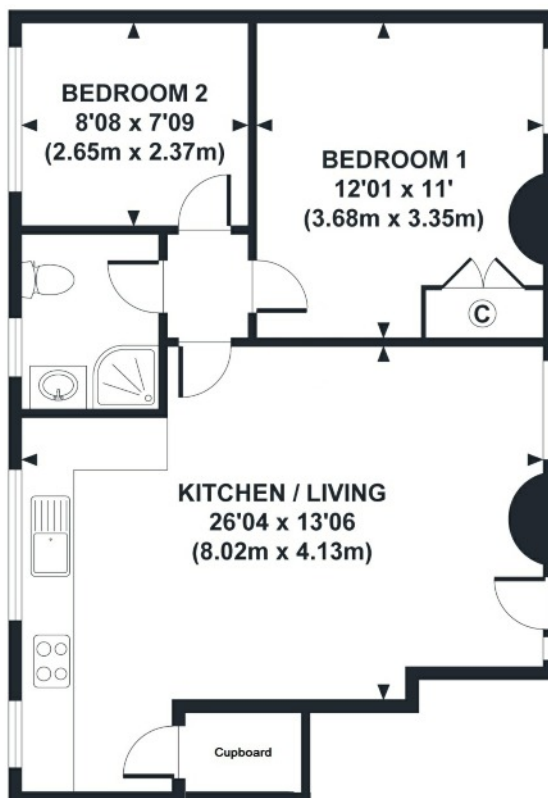
Leasehold on a new 999 year lease from 2022. Freehold owned by the management company of which flat 4 owns one of the 4 shares. The management Company manage and maintain the car park, roof, building insurance and other shared responsibilities. Management fees are £600 per annum.

Council Tax Band

B



APARTMENT 4 GATEFOOT MILL



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 554 SQ FT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

APPROX. GROSS INTERNAL FLOOR AREA 554 SQ FT / 51.47 SQ M
 For illustrative purposes only. Not to scale

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

