



Apartment 2

Gatefoot Mill, Windermere Road, Staveley, LA8 9PL

Guide Price £295,000

Apartment 2

Gatefoot Mill, Staveley

Opportunity to purchase a recently renovated self-contained first 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 grey kitchen with stone worktops, modern three piece shower room, 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 recently started operating as a holiday letting property and is expected to generate between £25,000 to £30,000 annually. Currently let with Let Me Stay under the name 'The Bobbin' 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 a ground floor entrance hall with ample space for kicking off shoes and hanging coats. Stairs then lead straight up to a landing area with a built in sideboard with cupboards below and a wall cupboard also. Window looking out to the river aspect.

Open Plan Living Room

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 a laminate floor. The living room enjoys fabulous views to the front over open fields and Reston Scar. There is a wall mounted TV point, electric wall mounted radiator and is finished with carpet.



Kitchen Area

New grey gloss kitchen from Webbs in Kendal 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.



Inner Hall leads to

Bedroom One

A good size double bedroom with fantastic views to the front aspect with plenty of space for wardrobes. Electric wall mounted radiator.

Bedroom Two

A comfortable second bedroom, currently a small double but ideal for a single bed or twin beds with a rear aspect overlooking the River Gowan. Electric wall mounted radiator.

Shower Room

Beautifully 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 side of the apartment block, there is a metal fenced garden area which belongs to No.2 which is paved and an ideal seating area. Designated parking space for No.2 at the front of the building.

Directions

Entering Staveley from the Windermere Roadside, continue into Staveley and before RR stone show room, Gatefoot 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 Gatefoot Mill Ltd of which flat 2 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 £660 per annum.

Council Tax Band

B





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.

