



The Barn, 2 Pavement End

Grasmere, LA22 9PT

Guide Price £695,000

The Barn, 2 Pavement

Grasmere

A superb and well presented, spacious three bedroom self contained ground floor stone built cottage style apartment. Offering generously proportioned accommodation with a private entrance. Benefiting from parking, terrace and enclosed garden. Enjoying breathtaking south facing views both internally and externally towards Grasmere lake and the surrounding Lakeland fells. A versatile property currently enjoying three good sized double bedrooms with living room, kitchen house bathroom and separate WC. The property could be re configured, by opening up the kitchen and the living room if desired. The property will suit a wide variety of buyers whether as a main home, holiday retreat or holiday let. Local holiday cottage companies anticipate the property would achieve a gross income of circa £53,000 per annum.

Enviably positioned on the edge of the village yet, only a few short level minutes walk away, you can be in the centre of this highly popular and picturesque village of Grasmere, well known for its literary connections to William Wordsworth and its famous Grasmere Gingerbread. Conveniently positioned giving good access to a large variety of amenities including shops, restaurants, post office, convenience store and Lakeland inns etc. There are an abundance of wonderful fell and country walks from the doorstep.





Accommodation

Steps leading up to front stable door with partial glazed panels.

Hallway

The wide hallway benefits from cloaks cupboard and a lovely archway with stunning views towards Grasmere Lake and the surrounding country side.

Kitchen

11'10 x 8'6 (3.6m x 2.6m)

Modern and contemporary selection of cream fronted wall and base units with wood effect worktop and up stands, 1.5 stainless steel sink unit with mixer tap, integrated electric oven, four ring electric hob with extractor fan, freestanding fridge freezer, plumbing for washing machine, concealed wall mounted Valliant gas central heating boiler and a lovely view towards Silver How.

From the hallway there is an archway leading to:

Sitting/Dining Room

19'11 x 11'10 (6.07m x 3.61m)

Delightful dual aspect room with breathtaking views over the patio and garden towards Grasmere, Loughrigg and Silver How. Glazed patio door, open fire place with slate hearth surround and inset slim windows in alcoves.





Front Bedroom One

10'6 x 8'2 (3.21m x 2.48m)

Generous double room with feature window seat looking out and enjoying beautiful views over the garden towards Grasmere Lake, Loughrigg and Silver How.

Front Bedroom Two

11'6 x 10'7 (3.50m x 3.22m)

Double room with feature window seat looking out and enjoying beautiful views over the garden towards Grasmere Lake, Loughrigg and Silver How.

Rear Bedroom Three

9'6 x 8'11 (2.90m x 2.73m)

Double room with lovely views towards Stone Arthur.



Bathroom

Three piece white suite comprising of panelled bath and Mira shower over, pedestal wash hand basin, WC, electric wall heater, airing cupboard with shelving and part wall tiled.





Outside

The property has a right of way across the courtyard which leads to the parking. The rear of the property has an enclosed gated split level rear garden and patio. Generously proportioned with a selection of well stocked shrubs and bushes. There are steps leading down to the formal and walled garden which includes a selection of mature shrubs and bushes. Enjoying 180 degree views towards Nab Scar, Silver How and again stunning views over the Grasmere Lake.

Please note: Parking and a single garage is included in the sale.

Directions

Approaching Grasmere from the South on the A591. Upon reaching the roundabout take the first exit into the village. Continue through the village and turn left at St Oswald's Church onto Red Bank Road. Continue past the rear car park for "The Potting Shed" Garden centre, the Grand Hotel where there are

some wooden farm gates and turn into the next left hand entrance at some white gates marked as Padmire/Overmire. Whatthreewords:///yarn.crab.crunching

Services

All mains services, gas central heating and private shared drainage.

Tenure

999 year lease from 28 September 1980 with an amendment in 1994. The freeholder is the neighbouring property 1 The Barn. There is a ground rent of £1 per annum.

Internet Speed

Superfast speed of 72 Mbps download and for uploading 17 Mbps.

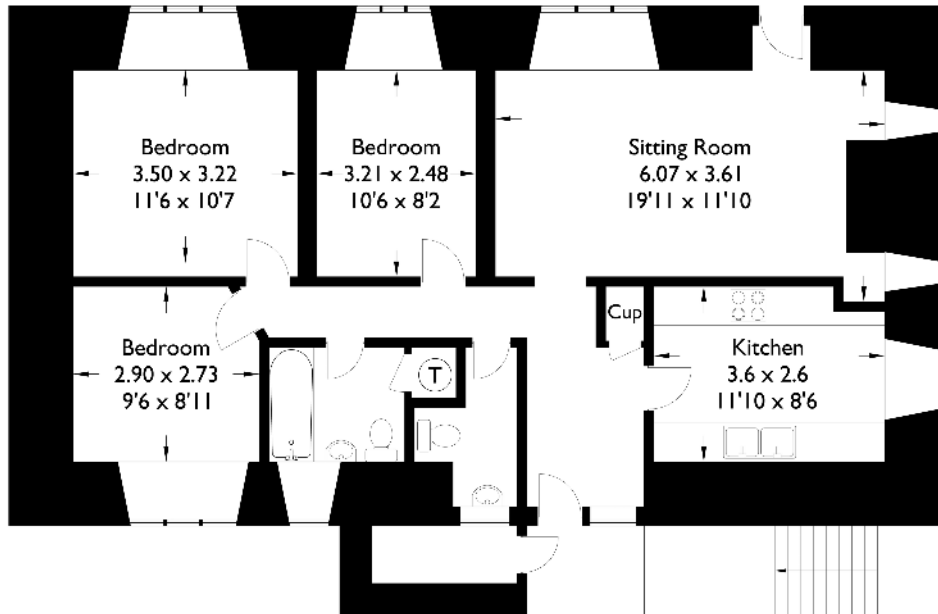
Council Tax Band

D

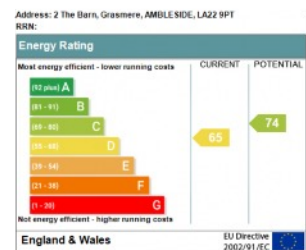


2 THE BARN

Approximate Gross Internal Area : 82.83 sq m / 891.57 sq ft
 Total : 44.92 sq m / 891.57 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no responsibility is taken for any error.



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.

