



Rowlands

Grasmere, Ambleside LA22 9RH

Guide Price £650,000

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Rowlands is a private detached two bedroom bungalow positioned close to the centre of this highly popular Lakeland village of Grasmere. Discreetly positioned with a private gated drive and parking for two/three vehicles including a highly useful car port. The property itself was constructed circa the 1960's. It offers nicely proportioned, well presented accommodation with a delightful 'L' shape living/dining room including large picture windows/patio doors overlooking the garden towards Silver Howe.

Rowlands has been well maintained and would suit a variety of purchasers whether as a main residence or holiday/weekend retreat. Currently the property operates as a highly successful holiday let with holidaycottages.com and generates a healthy income circa £20,000 per annum. Forward bookings and the majority of contents are included other than a few personal items.

The property provides a high degree of privacy with a wrap around yet manageable low maintenance combination of gravel patio and garden. South facing patio with mature well stocked borders.

Only a short level walk into the centre of this highly popular Lakeland village made famous for its Grasmere Gingerbread and literary connections to William Wordsworth. Enjoying beautiful fell views and endless country walks from the doorstep.





Accommodation

UPVC glazed front door leading to vestibule with glazed door providing light into the:

Hallway

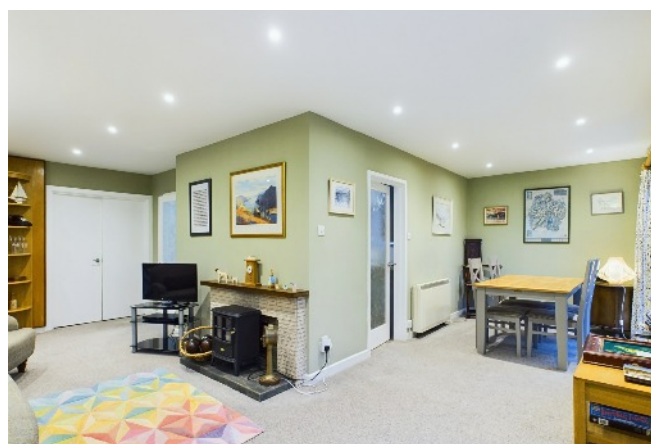
Twin cupboards providing useful storage.

Kitchen

Contemporary selection of grey fronted wall and base units with attractive work surface, stainless steel sink and mixer tap. Appliances include a four ring electric hob with extractor and integrated electric Bosch oven. A free standing washer/dryer, dishwasher and fridge/freezer. Super view towards the stunning countryside. Built in double useful pantry cupboard with shelving. Glazed door leading through to the;

Living Room/Diner

Well proportioned light and airy dual aspect 'L' shaped living and dining area with feature open fireplace on a slate hearth and tile surrounding oak mantle with built in bookshelf. Twin night storage heaters. Glazed patio door giving south westerly aspect over the garden towards Silver Howe. Double doors leading to;



Bedroom One

Good size double room with fitted wardrobe and dresser, night storage heater, views over front garden and drive.



Bedroom Two

Single room currently with bunk beds, fitted wardrobe and dresser. Enjoying countryside views.



Shower Room

Three piece white suite comprising of corner shower cubicle with electric Mira shower, pedestal washbasin and WC. Fully floor and wall tiled. Electric light, shaving point and heated towel rail.





Outside

The property is approached by a private gated paved drive leading to a car port. Three generous excellent storage cupboards conceal the bins, consumer unit and electric meter. A highly private plot with beech hedge protecting the aspect. To the south western side there is a large patio overlooking a well established selection of plants, shrubs and borders. A gravelled area leads to a wonderful wooden pergola. The garden has stunning views towards Silver Howe and has access around the whole property. Parking for two or three vehicles.

Tenure

Freehold. Vacant possession on completion.

Services

Mains water, electric and drainage. Night storage heaters.

Rateable Value

£2025.00. Actual amount payable £1010.47. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland and Furness Council 01539 733333.

Broadband

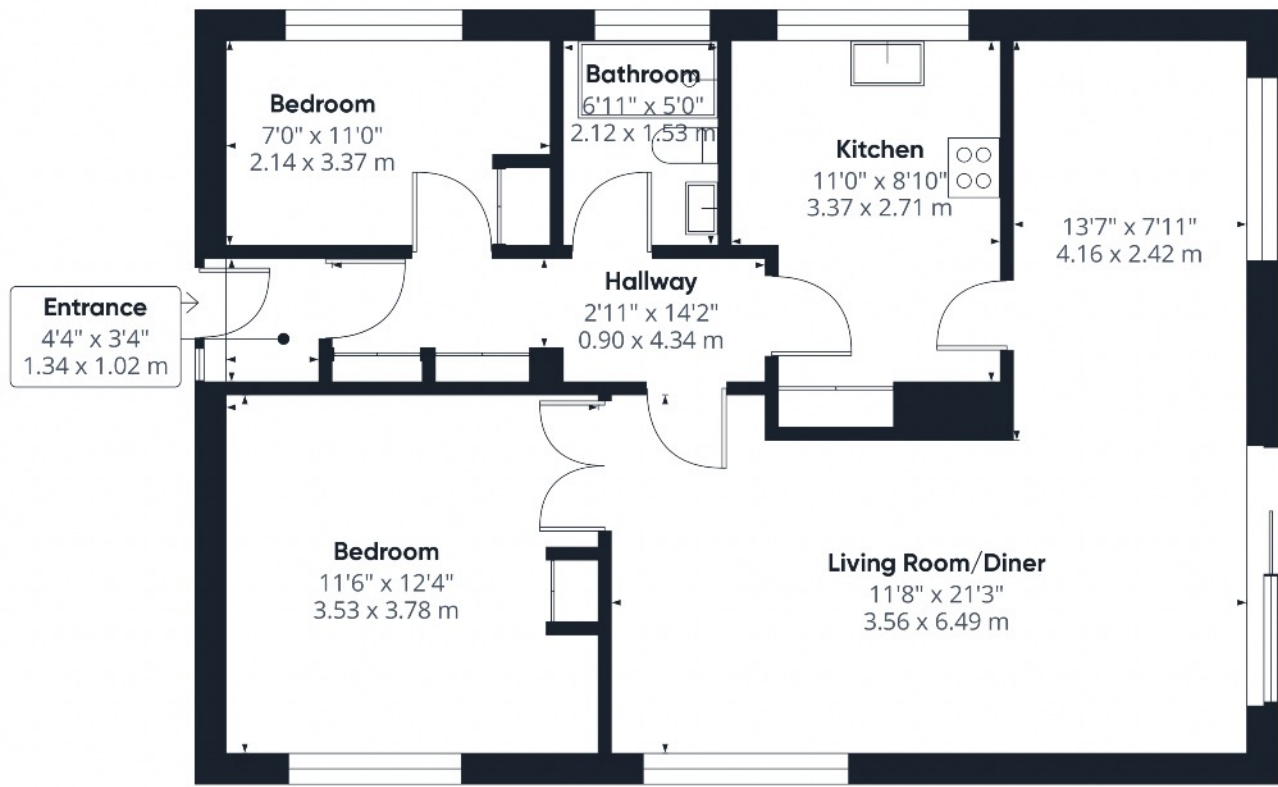
Superfast download speed of 80Mbps and upload speed of 20Mbps as per the Ofcom website.

Directions

From Ambleside head towards Grasmere on the A591, proceed over the mini roundabout to the north side of Grasmere. Turn left at The Swan Hotel, proceed down the hill the property can be found on the left hand side opposite the blacksmiths. If you get to the bridge, you have gone too far.

What3words

///strapping.texted.hype



Approximate total area⁽¹⁾
 786.73 ft²
 73.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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 as 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.