



# Ramblers Roost

Grasmere, Ambleside, LA22 9SG

Price £265,000



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Sale of an enchanting one bedroom ground floor, self contained apartment. Attractively presented and modernised in recent years by the current owners. Improvements include, new kitchen, new cylinder and new electric heaters.

Currently a well established holiday letting property and sold with the majority of contents, with the exception of any personal items and generating an annual income of circa £18,000 ( currently does have forward bookings).

The property is situated in a gently elevated position tucked away above Dove Cottage and a duck pond overlooking Grasmere Lake, only half a mile from one of the most popular Lakeland villages, Grasmere. Grasmere is famous for its literary connections with William Wordsworth. From the elevated position of Wood Close there are stunning panoramic Lake views and views of the surrounding fells from the grounds and property. Ideally placed for a variety of walks with direct access to the famous Fairfield Horseshoe and Coffin Route from the doorstep yet convenient for all village amenities.





## ACCOMODATION

UPVC composite glazed door leading in to:-

## VESTIBULE

With tiled floor, double glazed window and electric wall heater. Providing useful cloak area with internal door and step leading to:-

## OPEN PLAN KITCHEN/LIVING AREA

An attractive selection of contemporary wall and base units, stainless steel sink with mixer tap, appliances include four ring electric hob, cooker and extractor hood. Integrated appliances include fridge, and dishwasher. Part wall tiled and attractive feature slate floor. Two electric wall heaters. TV point and cupboard providing useful storage facility and concealing the consumer unit. Steps leading up to:-

## BEDROOM

A spacious double room with a electric wall heater. Attractive views over the grounds to Silver Howe and Grasmere Lake. Recessed double cupboard provides useful storage whilst housing a new water cylinder.

## INTERNAL HALLWAY

Located off the kitchen/living area with a flagged floor, electric wall heater, and additional useful storage cupboard. Leading to:-

## BATHROOM

Spacious white three piece suite comprising of panel bath with Mira electric shower over, wash hand basin and WC. Flagged floor and partially wall tiled with electric light, a fan and electric heated towel rail.

## SERVICES

Mains water, electric and drainage. Electric heating.



## OUTSIDE

Wood Close has the distinct advantage of approximately 3 1/4 acres of private grounds comprising woodland and lawns attracting various wildlife. There is a substantial communal paved terrace with stunning lake and fell views. All properties have private parking plus there is a visitors space available. There is also a small communal laundry room with stainless steel sink unit and washing machine and drier.

## WHAT3WORDS

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## TENURE

Original 999 year lease from 18<sup>th</sup> August 1992.. The management company own the freehold. Ramblers Roost currently pays approximately £1500.00 per annum, contributing towards the gardening, external building maintenance, window cleaning, and building insurance. The property is responsible for 1/ 10 of costs. With the exception of the roof which is 5.5%.

## RATABLE VALUE

£2,000. Actual amount payable £998. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.





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.