



Apartment 7, Bracken Fell

Beck Allans, Grasmere, Cumbria LA22 9SZ

Guide Price £195,000

Apartment 7, Bracken Fell

Beck Allans, Grasmere

The principle building at Beck Allans is a Victorian property built circa 1850 and was subsequently subdivided into numerous apartments around 1970. Bracken Fell was then built as an addition in 1994 above the double garage.

Apartment 7 is a delightful self contained first floor open plan one bedroom cottage style apartment with private parking and the opportunity to enjoy the communal gardens with attractive view. Positioned in an ideal central location discreetly hidden away from the hustle and bustle of the village.

The property is currently a well established and successful holiday let generating an annual income circa £19,000 being sold as a going concern with all forward bookings and contents.

Grasmere is a highly popular Lakeland village made famous for its literary connection to William Wordsworth and its famous Grasmere Gingerbread. There are a wide variety of amenities only a short level walk away including shops, restaurants, public houses etc.



Accommodation

Entrance Hall

Providing a useful built in cloaks cupboard.
Open staircase to:

First Floor



Open Plan Living Room / Kitchen

Wonderful views over the gardens to the fells.
Kitchen/Diner offers a selection of base units with stainless steel sink unit and mixer tap. Wood effect work surfaces with integrated dual gas hob and a Gyroflo oven. Wooden floor.



Bedroom

Double room with window over looking the garden and a velux window with fitted units.



En Suite Bathroom

Comprising of three piece white suite comprising a bath with mixer tap and shower attachment, WC vanity sink unit offering storage with mirror over and electric shaver point.



Outside

The property benefits from a private parking space for one vehicle and use of the communal laundry room and gardens.

Tenure

Leasehold.

A new lease will be available with a term of 999 years

There is a monthly service charge which is currently £287.17 for 2025. This includes gas, electricity, buildings insurance, external repairs and the upkeep of the laundry room contents. It also includes a contribution towards the sinking fund. All apportioned to the floor area of Beck Allans of which number 7 being liable for 6.47%.

Drainage and business rates are not included in the service charge.

Pets and smoking are not permitted.

Services

All mains services are connected. Gas central heating.

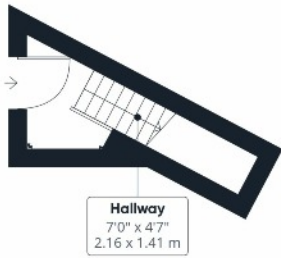
Directions

As you enter Grasmere at the southern end of the village. Continue through the village over the bridge, past the church on the right. Directly in front of you is the Moss Grove Hotel with the Wordsworth Hotel on the right, in between there is a right hand turning into Beck Allans, the property is first on the right.

What3Words ///pens.claws.delusions

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.



Floor 0



Floor 1

Approximate total area⁽¹⁾
322 ft²
30 m²

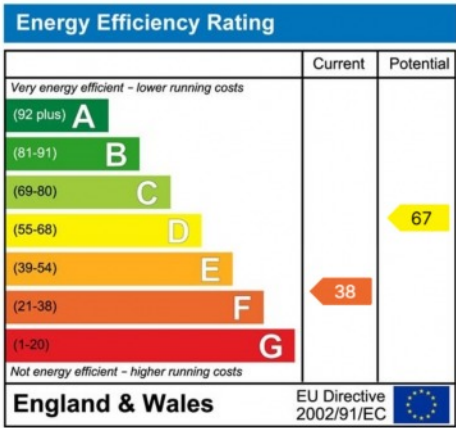
Reduced headroom
73 ft²
6.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.