



Yewbarrow, Greendale Holiday Apts, Wasdale, CA20 1EU

Guide Price **£175,000**

PFK

Yewbarrow, Greendale Holiday Apartments

The Property:

Set in an exceptional position on the edge of Wastwater, England's deepest lake, this well-presented two-bedroom ground floor apartment offers a rare opportunity to own a property in one of the Lake District National Park's most spectacular locations. As the property cannot be used as a main residence, it is ideally suited as a second home or an investment holiday let, with an established track record of success.

The apartment offers comfortable, well-maintained accommodation, comprising a welcoming living space, fitted kitchen, two bedrooms and a bathroom. In addition, there is the benefit of a useful private store room, providing practical storage for bedding, outdoor equipment or housekeeping essentials, particularly useful for those looking to continue operating the property as a holiday let.

Outside, there are communal gardens surrounding the development, offering a pleasant outdoor space to enjoy the peaceful setting, while a residents' car park opposite the apartment complex provides convenient off-road parking. The property is currently run as a successful holiday let, generating an income of approximately **£20,000 per annum**. The current owners have also achieved **Airbnb Superhost status for the past three consecutive years**, with an outstanding overall guest rating of **4.86 stars**, demonstrating the property's continued appeal to visitors.

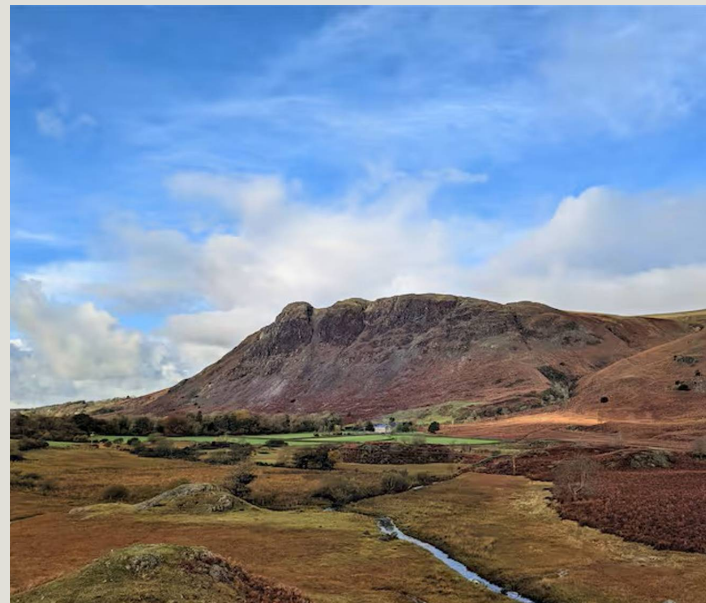


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The property continued....

Whether you're searching for a Lake District retreat to escape to throughout the year or a turnkey holiday let with proven income in an iconic location, this apartment presents an excellent opportunity in one of Cumbria's most desirable destinations.

- 2 bed ground floor apartment
- Allocated parking in an unrivalled Lake District setting
- Successful holiday let generating around £20,000 per annum
- Airbnb Superhost for 3 consecutive years with an overall 4.86★ guest rating
- Communal gardens and residents car park
- EPC rating D
- Tenure: Leasehold
- Council Tax: Band TBC





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Location & Directions:

Located within the stunning Wasdale Valley, this apartment enjoys one of the most spectacular settings in the Lake District National Park. Just moments from the shores of Wastwater, England's deepest lake, the area is renowned for its dramatic scenery, peaceful surroundings and direct access to some of the country's finest walking routes, including Scafell Pike, Great Gable and the Wasdale Horseshoe. Despite its wonderfully secluded feel, the nearby villages of Gosforth and Seascale provide a range of everyday amenities including pubs, cafés, a supermarket and railway links via the Cumbrian Coast Line. The area is a year-round destination for walkers, climbers, cyclists and outdoor enthusiasts, making it an ideal location for a second home or holiday let investment with proven visitor demand.

Directions

The property can be located using CA20 1EU and is best identified using [W3W///staples.spices.pocketed](https://www.staples.spices.pocketed)



ACCOMMODATION

Open Plan Lounge/Dining/Kitchen

21' 0" x 9' 10" (6.40m x 2.99m)

Inner Hallway

Shower Room

7' 5" x 4' 10" (2.27m x 1.47m)

Bedroom 1

11' 7" x 7' 10" (3.53m x 2.39m)

Bedroom 2

10' 3" x 7' 10" (3.13m x 2.40m)

Store Room

7' 2" x 4' 4" (2.18m x 1.33m)

EXTERNALLY

Garden

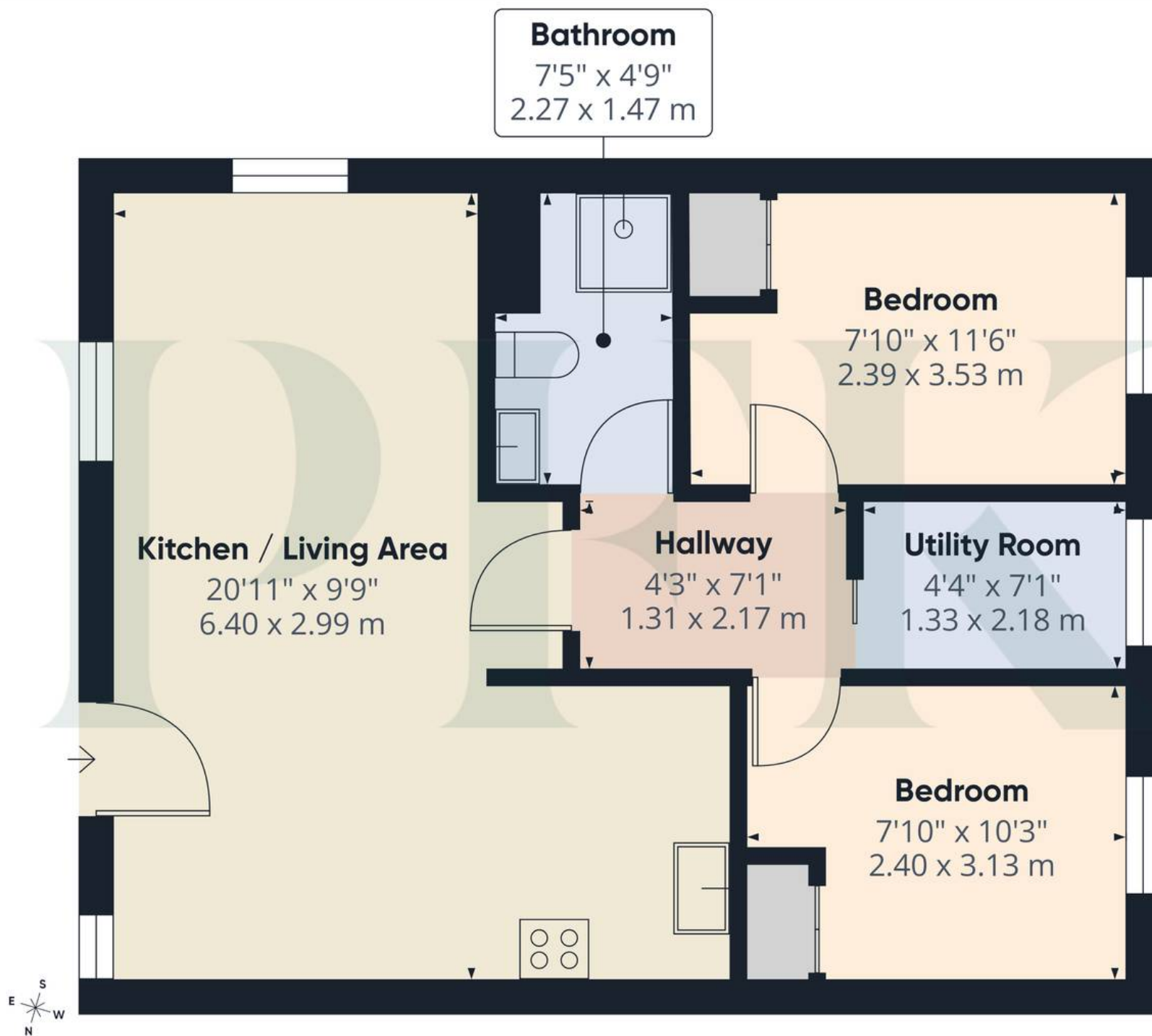
The apartment benefits from an owned front lawn garden space with impressive views across the lake to the 'Screes' and surrounding fells.

Off street

2 Parking Spaces - The apartment benefits from access to a residents car park, conveniently located opposite the apartment complex, providing offroad parking for owners and guests.

Outside, there are communal gardens surrounding the development, offering a pleasant outdoor space to enjoy the peaceful setting, while a residents car park opposite the apartment complex provides convenient offroad parking. The property is currently run as a successful holiday let, generating an income of approximately **£20,000 per annum**. The current owners have also achieved **Airbnb Superhost status for the past three consecutive years**, with an outstanding overall guest rating of **4.86 stars**, demonstrating the property's continued appeal to visitors.





Approximate total area⁽¹⁾

530 ft²

49.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

ADDITIONAL INFORMATION

Leasehold Information

Lease dated 1/7/96 for 999 years. Monthly Maintenance charges are calculated based on projected Regular and Emergency Maintenance needs, and can typically be in the order of £200 per month.

Services

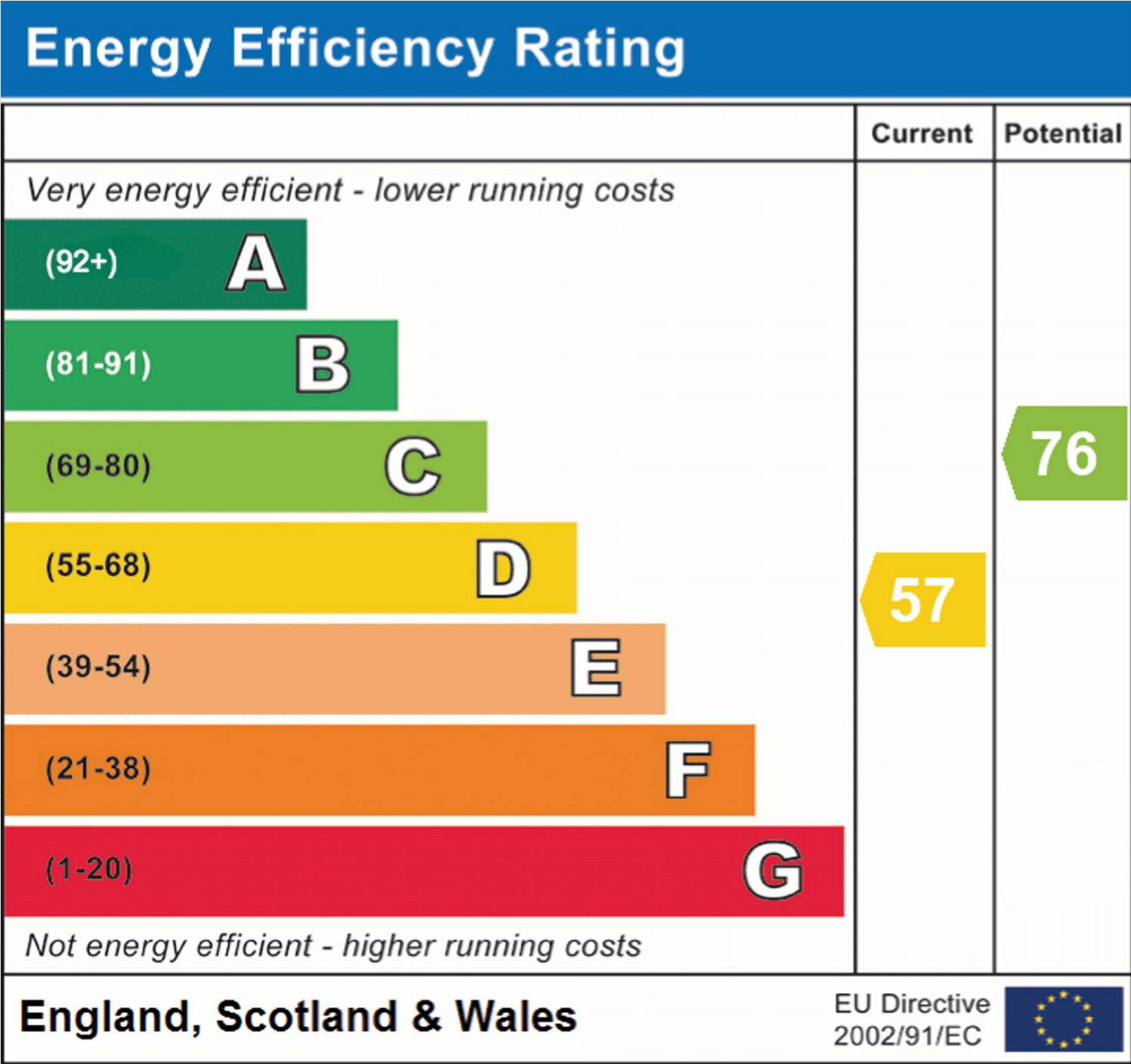
Mains electricity, water & septic tank drainage. Electric night storage heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the Greendale Apartments have their own Sewage Treatment system, maintained by the Landlord and Residents Association. We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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