



Gingerbread Nook

College Street, Grasmere LA22 9SZ

Guide Price £325,000

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Gingerbread Nook is a unique, superb and stylish one bedroom, first floor apartment which has been completely refurbished and modernised by the current owner to a high specification. Benefiting from lovely views over the village green towards Silver Howe and private designated parking to the rear. This is literally a one-off opportunity.

The principle room is a delightful open plan living/kitchen/diner with a modern kitchen with quartz work tops, enjoying lovely west facing views.

This property is extremely energy efficient with gas central heating throughout, which can be controlled remotely through HIVE system.

A highly successful and well established holiday let. Let via Lakeland Retreats (Part of Travel Chapter) and generates an annual income of circa £31,500. Being sold as a going concern with all forward bookings and majority of contents.

One of four self contained apartments of which Gingerbread Nook is situated above Beck Steps Gallery and ideally positioned within the village centre overlooking the village green. Grasmere is a highly popular Lakeland village made famous for its literary connections to William Wordsworth and its famous Grasmere Gingerbread. There are a wide variety of amenities including a selection of shops, restaurants, public houses etc, whilst having endless fell and country walks from the doorstep.



Accommodation

External staircase leading to a communal entrance with private cupboard housing the boiler. Private front door leading into;

Kitchen/Diner/Lounge.

A superb open plan light and airy room. The kitchen comprises a superb selection of shaker ermine pebble matt units with quartz worktop/breakfast bar and upstand. Partially wall tiled. Integrated appliances include a Bosch four ring induction hob, extractor, Bosch electric oven, slimline dishwasher, Zanussi fridge freezer and Bosch microwave. Inset grey composite sink and mixer tap. Under cupboard lighting.

The living room area has a lovely view over the village green towards Silver Howe. Fully laminated wood effect flooring. Step down:



Hallway

There is a useful floor to ceiling storage cupboard with shelving and a clothes rail.

Bedroom

Attractive king size room, lovely view over the village green towards Silver Howe.



Bathroom

Comprehensive white three piece suite comprising of large walk in double shower with rain head unit and shower attachment, vanity wash basin & WC. Half wall tiled with heated towel rail, illuminated mirror with electric shaver point and extractor fan.



Outside

The property benefits from private designated parking. Communal utility room with working machine and tumble dryer and communal bin store.



Tenure

Leasehold. On an original 999 year Lease from 14th August 1992. There is currently an annual service charge of £1,666 which contributes towards the building insurance, fire risk assessments, health and safety and communal areas.

Services

All mains services. Gas central heating. HIVE.

Ratable Value

£1,825. Actual amount payable £715.40. 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.

What3words

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Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



Approximate total area⁽¹⁾

353 ft²
32.9 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	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 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.