



**HACKNEY
& LEIGH**

Grasmere

£595,000

White Moss, Wood Close, Grasmere, Ambleside,
LA22 9SG

Set on the fringes of Grasmere, overlooking its picturesque lake, with beautiful shared grounds is this lovely three bedroomed apartment with fell and lake views. It is one of nine properties set in a former gentlemen's residence, nestled on the banks of Rydal Fell.

Quick Overview

Beautiful apartment in a grand residence
3 double bedrooms
Fell and lake views
Set in 3 acres of communal grounds
Fell walks from the doorstep
Currently a successful holiday let
Full of character and charm
Superb sunny position
Allocated parking
Standard 29Mbps Broadband Available



3



1



1



D



Standard
Broadband



Allocated
Parking

Property Reference: AM4053



Lounge



View



Open Plan Kitchen/Dining Area



Open Plan Kitchen/Dining Area

Location From Ambleside take the A591 signposted Grasmere and Keswick. Just before the mini roundabout at Grasmere turn right and go by Dove Cottage. Follow the road up to the duck pond. Take the first left then a right signposted Wood Close. Follow the sweeping drive and White Moss can be found ahead with access at the rear of the building.

What3words ///rocky.masks.replace

Description Wood Close was originally built as a very impressive Victorian gentleman's residence stylishly constructed in local stone and slate and enjoying commanding views looking west over the valley and Grasmere lake to the fells beyond. This attractive building has lost none of its original appeal and enjoys a location that is arguably second to none. The beautiful grounds, which are thought to extend to something in the region of three acres (not measured) are a delightful all year round feature and give immediate access to footpaths which, depending on your intentions, can lead you down to the pretty village of Grasmere where a variety of traditional Lakeland inns, cafes, restaurants and shops await or up to Alcock Tarn and the surrounding fells.

As you enter the property there is the entrance hall with hooks perfect for hanging your coats and kicking off your boots after a long day on the fells. This opens into a kitchen with ample storage space and integrated appliances consisting of; Lamona 4 ring hob, Bosch oven, built in fridge freezer and a dishwasher plus plumbing for a washing machine. The dining area opposite makes this a perfect space for entertaining friends and family. There are two bedrooms which lead off this both being cosy rooms perfect for unwinding after a long day.

Going through the hall you are greeted by a bright and spacious living room with high ceilings allowing light to flood the room with splendid fell and lake views and an electric fire on a slate hearth, a truly perfect place for spending time relaxing. The final, spacious double bedroom also enjoys these splendid views. There is a 4 piece family bathroom comprising of a wc, wash basin and a panelled bath with shower over also having a storage cupboard.

This peaceful apartment is perfect as a weekend retreat, a holiday let, or a home in the heart of Grasmere. The apartment is easily managed in this superb setting with the added benefit of off road parking for one vehicle.

Accommodation (with approximate dimensions)

Entrance porch

Kitchen/Dining Room 21' 0" x 13' 2" (6.4m x 4.01m)

Living Room 17' 1" x 11' 11" (5.21m x 3.63m)

Bedroom 1 16' 4" x 13' 11" (4.98m x 4.24m)

Bedroom 2 11' 2" x 8' 10" (3.4m x 2.69m)

Bedroom 3 11' 1" x 7' 0" (3.38m x 2.13m)

Bathroom

Outside

Laundry Room Shared laundry with a wash hand basin, automatic washing machine and washer dryer.

Communal Grounds Wood Close is set in approximately 3.25 acres of wooded grounds and gardens with a private car parking space for White Moss together with visitor car parking. There is a large communal Lakeland stone paved patio to the front of the building offering a peaceful setting and views of Grasmere Lake and Silver How beyond. To the rear, the gardens provide discreet access to the public footpath which leads along to Alcock Tarn and Nab Scar giving immediate access to a variety of beautiful Lakeland walks quite literally from the doorstep.

Property Information

Services We understand there is mains water, drainage and electric.

Tenure We understand the property is Leasehold for the residue of a 999 year lease from 1992. The development is managed by the owners management company (of which a one tenth share is owned in the limited company) who own the freehold. The ground rent is £1 per year and the management charge for 2026/2027 is £1,929.08 as agreed by all owners. This includes building insurance, water and sewerage, building repairs and gardening.

Business Rates The property has a rateable value of £3,750 with the amount payable for 2023/24 being £1,871.25. Small Business rate relief may be available.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 1



Bedroom 2



Bedroom 3



Communal Garden

White Moss ,Woodclose, Grasmere , LA22

Approximate Area = 1126 sq ft / 104.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1129832

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 23/05/2024.

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