



Seatallan, Greendale Holiday Apts, Wasdale, CA20 1EU

Guide Price £140,000

PFK

Seatallan, Greendale Holiday Apartments

The Property:

An idyllic, well maintained two bedroom ground floor apartment, located just a short walk to Wastwater in the heart of the Wasdale Valley, one of the most spectacular locations in the Lake District National Park.

The property, which cannot be used as a main residence, is ideal for use as an investment property to secure an income from holiday letting or would make a lovely second home for buyers wishing to immerse themselves in the beauty of the Lakes.

Accommodation briefly consists of open plan kitchen/lounge/diner, two bedrooms, a further room which is currently utilised as a bedroom but could be used for storage or as a utility area, and a modern shower room. There is a low maintenance garden directly to the front of the apartment and residents also have use of the communal car park opposite. With generous accommodation for its purpose, and breath-taking views, viewing is strongly encouraged in order to appreciate this truly stunning setting.

Viewings are through appointment with PFK.





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Location & directions:

Wasdale is the most spectacular and unspoilt corner of the Lake District. The valley, with Wastwater at its heart, is hemmed in by rugged mountains, culminating at Wasdale Head with Pillar, Great Gable, Scafell and Scafell Pike arranged in a ring at the end of the valley. There are plenty of things to do in the area with Muncaster Castle and the delightful Ravenglass and Eskdale Railway both a short drive away. There are two good pubs in Nether Wasdale, and the famous Wasdale Head Inn is just four miles away, with the nearest shops in Gosforth, just a ten minute drive. The entire Lake District is accessible for day trips, and the beaches of the west Cumbrian coast are little more than a quarter of an hour by car.

Directions

Seatallan can be located using the postcode CA20 1EU. Alternatively by using What3Words/////gown.clashing.money

- **2/3 bed ground floor apartment**
- **Tenure: Leasehold**
- **Council Tax: Band C**
- **EPC rating D**



ACCOMMODATION

Entrance Hall

Accessed via a small, undercover entrance porch with part glazed wooden door and leading into the open plan lounge/diner/kitchen.

Lounge/Diner

16' 5" x 20' 10" (5.00m x 6.34m)

A large open plan space with two front aspect windows. The lounge area has an attractive fireplace housing an electric fire, night storage heater and ample space for a dining table. Open access leads into the kitchen which is fitted with a range of matching, wood wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for under counter fridge and tile effect flooring.

Inner Hallway

With night storage heater

Shower Room

4' 9" x 7' 9" (1.46m x 2.36m)

Fitted with a three piece suite comprising shower cubicle with mains shower, wash hand basin and corner, close coupled WC. Fully tiled walls and flooring, chrome laddered radiator and extractor fan.

Bedroom 1

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

A double bedroom with double glazed window, electric heater and storage cupboard.

Bedroom 2

10' 3" x 7' 10" (3.12m x 2.40m)

A double bedroom with built in storage cupboard, electric heater and window.





Storage Room

7' 2" x 4' 4" (2.19m x 1.33m)

A versatile room with window, currently in use as a bedroom.

EXTERNALLY

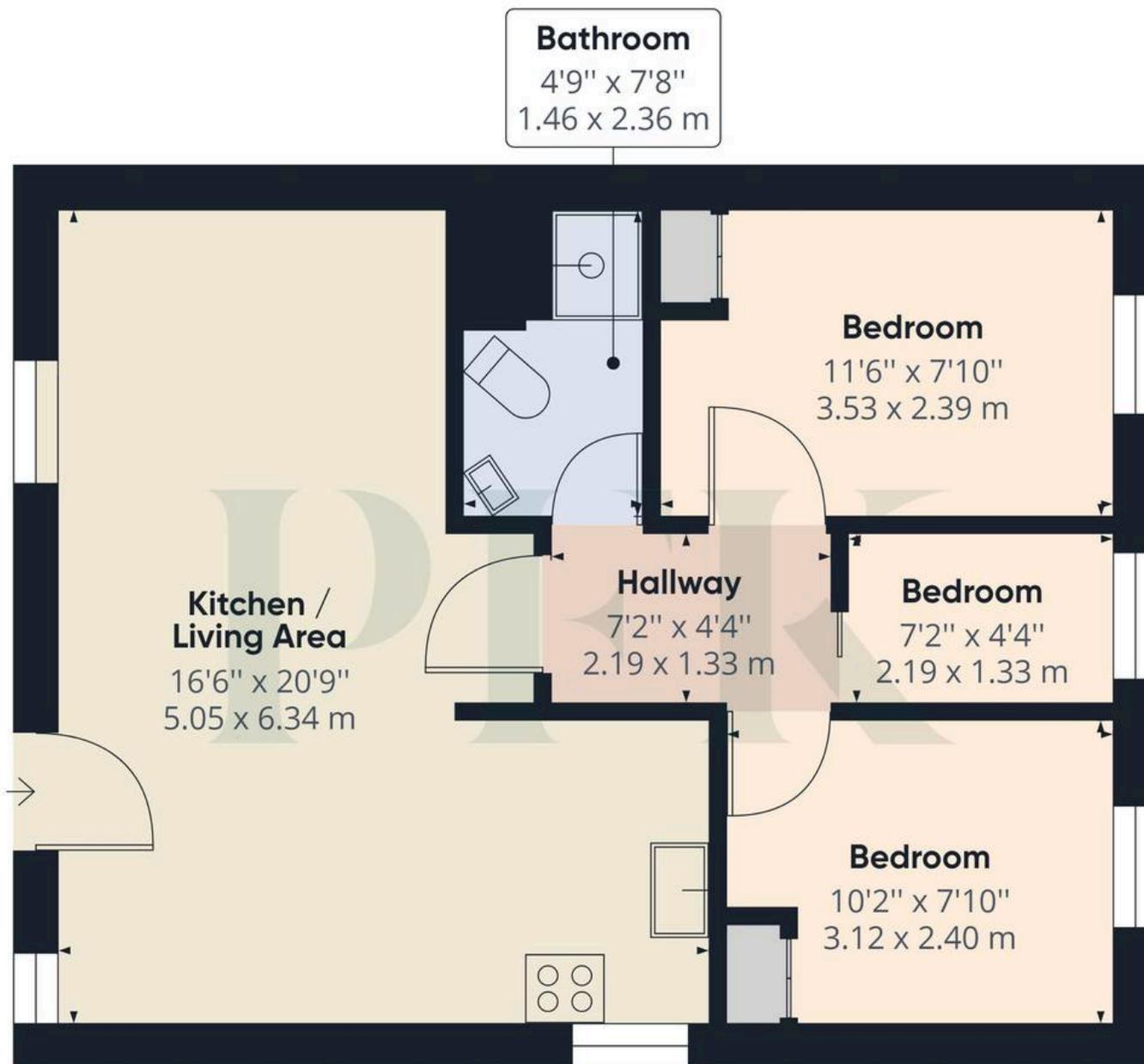
Garden

The property benefits from a small lawned garden area to the front, with residents also having use of the large communal car park located opposite the apartments.

OFF STREET

2 Parking Spaces





Approximate total area⁽¹⁾

536.54 ft²
49.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

ADDITIONAL INFORMATION

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 property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

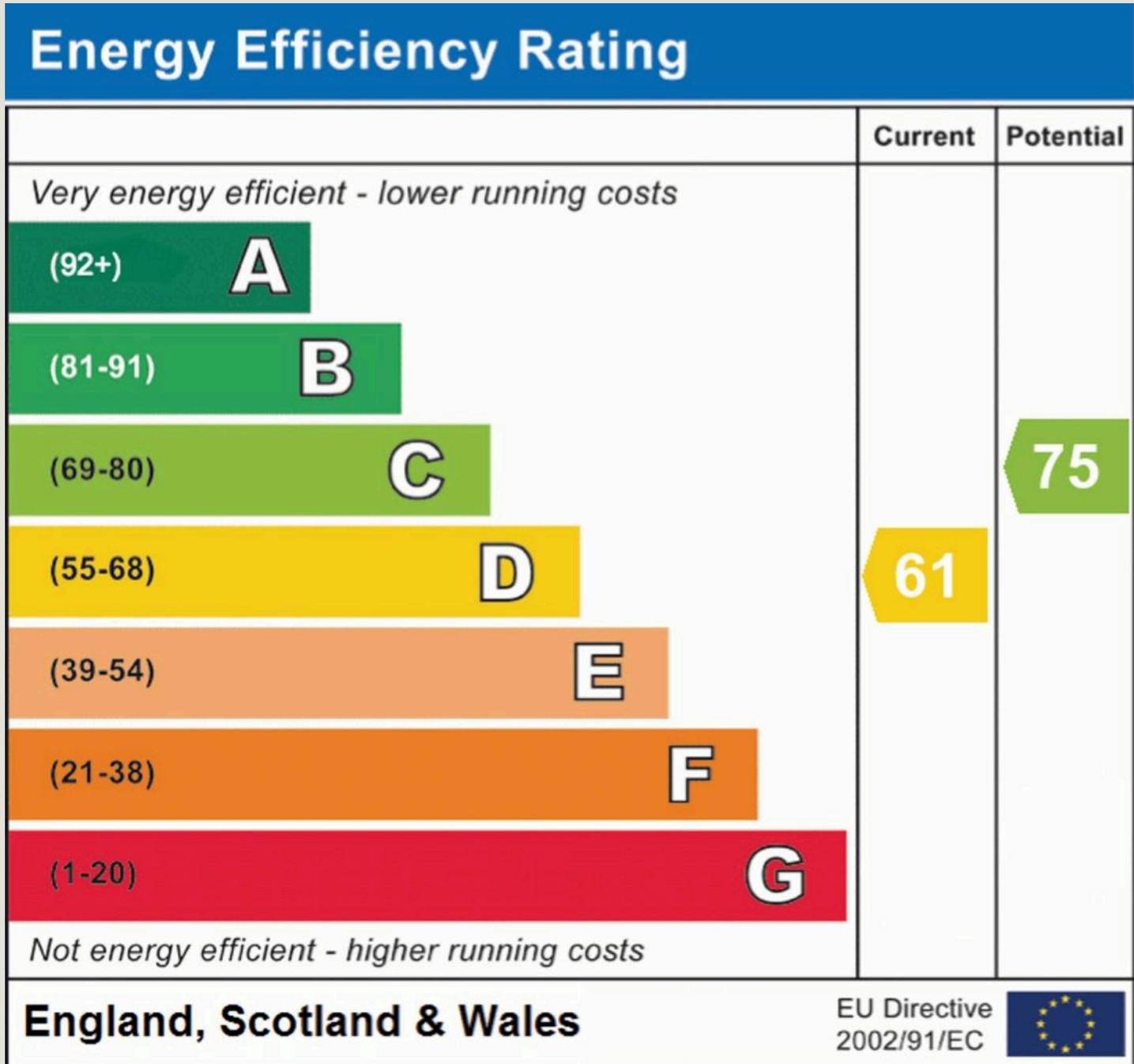
Leasehold Information

The property is leasehold with a 999 years lease in place, dated from when the apartment was first completed. The service charge can vary between £1000 to £1300 per annum. Details available upon request.

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): £120 to £210 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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