



## Grasmere

£350,000

Loughrigg, 5 Beck Allans, College Street, Grasmere, Cumbria, LA22 9SZ

Enjoying very pleasant views of the surrounding fells, this beautifully presented top floor apartment includes an open plan living room/kitchen, two bedrooms one with an en suite shower room, private parking and communal grounds in a lovely setting. With all of the facilities of Grasmere on the doorstep and the lake shore and high fells just beyond, the location is perfect.

Perfect as a home, holiday let, or weekend retreat quietly tucked away and yet remains in the heart of the village.

### Quick Overview

Top Floor Apartment

2 Double Bedroomed

Perfect home, weekend retreat or holiday let

Wonderful fell views

Well maintained communal gardens

Quiet location in the heart of Grasmere

Tastefully decorated throughout

Wonderful walks from the doorstep.

Allocated parking space

Superfast (80Mbps) Broadband\*



2



2



1



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Superfast  
Broadband  
Available



Allocated Parking  
Space

Property Reference: AM4041



Open Plan Kitchen/Living Room



Open Plan Kitchen/Living Room



Entrance Hall



Bedroom 1

**Location** Beck Allans is located in a delightful position in the centre of Grasmere Village and yet is tucked away from the main thoroughfares. From our office in Ambleside head north on the A591 to Grasmere passing Rydal Water and Grasmere Lake along the way. Upon reaching the roundabout take the first exit into the village. On entering the village follow the main road, passing the church and famous 'Grasmere Gingerbread' shop on the right hand side, and the entrance to Beck Allans is the next turning on the right after The Wordsworth Hotel. Once you have entered the drive, the allocated parking space can be found on your left the driveway.

**What3Words** ///imparting.impressed.shirtless

**Description** Beck Allans is an attractive traditional stone and slate property located virtually in the centre of Grasmere, although even the most frequent visitor to this delightful Lakeland village would be excused for having missed it. Quietly tucked away, this distinctive property was originally built in the 1850's by a wealthy Manchester businessman who no doubt appreciated the beauty of the surrounding scenery, which is every bit as stunning now as it was then. This attractive building went on to become a Catholic college and then a convalescent home for soldiers in the First World War. In the 1970's the building was thoughtfully subdivided to create the wonderful apartments found here today.

As you enter the entrance porch you head up the communal hall to the second floor and on your right you are greeted by this beautiful apartment. Upon entering there is a dining area perfect to enjoy meals with family and friends which leads into the bright and attractive open plan living space which incorporates plenty of room in which to prepare meals in the fitted kitchen area. With ample wall and base units, Bosch 4 ring electric hob, oven and microwave with a built in fridge freezer and a integrated washing machine/dryer with the velux window allowing natural light. Whilst also offering space to relax and unwind in the living room after a long day of walking the fells in front of the electric fire creating a cosy atmosphere meanwhile enjoying some lovely views.

Both double bedrooms enjoy fabulous fell views one benefitting from a storage cupboard and the other having an ensuite shower room comprising of a power shower, wc and a pedestal wash basin with a heated towel rail. There is also a separate shower room comprising of a power shower, pedestal wash basin and wc with a heated towel rail.

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 and the added benefit of off road parking for one vehicle.

**Accommodation (with approximate dimensions)**

Communal Porch

Communal Entrance Hall With staircase to first and second

floors.

Entrance Hall

Dining Area

Open Plan Living/ Kitchen Room 18' 11" x 8' 11" (5.77m x 2.72m)

Bedroom 1 10' 8" x 10' 0" (3.25m x 3.05m)

Ensuite Shower Room

Bedroom 2 10' 8" x 9' 8" (3.25m x 2.95m)

Shower Room

Outside There are communal gardens which include a private car parking space allocated to Flat 5.

### Property Information

**Services** The property is connected to mains gas, electricity, water and drainage. The property has it's own central heating system with the gas charge, along with electricity and water being included in the service charge.

**Tenure** The property is understood to be Leasehold for a term of 999 Years from 30 May 2002. The amount payable for all of the apartments at Beck Allans is apportioned according to floor area. Service charge for 2024 is £447.72 and is understood to be payable each month and includes gas, heating, maintenance, building insurance, electric and water. Further information is available at our office.

NB: It should be noted that NO PETS are allowed at this property.

**Note** Property run as a very successful holiday let. Prior to the current owners living there.

**Council Tax** Westmorland and Furness District Council - Band B.

**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 2



Fell View



Ensuite Shower Room



Fell Views



## Loughrigg, 5 Beck Allans

Total floor area 52.1 m<sup>2</sup> (560 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

**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 16/04/2024.