



Riverville

College Street, Grasmere, LA22 9SZ

Guide Price £595,000

Riverville

College Street, Grasmere

Riverville is a superbly presented and generously proportioned first floor, two bedroom/two bathroom self contained cottage style apartment. Located over the first floor of a traditional Lakeland stone property. Accessible from front and rear private entrances. A light and airy property with an attractive and spacious dual aspect sitting room with feature bay window over the river below. Large kitchen/diner and two excellent double en suite bedrooms. The property enjoys an attractive low maintenance decked balcony with delightful country views and private designated parking.

The property will suit a variety of buyers, whether as a main residence/weekend bolt hole or as is, currently operating as a highly successful 4* holiday letting with Lakelovers which generates a gross annual income in circa £50,000. The property is being sold with all forward bookings and includes all contents.

Ideally positioned within the village centre overlooking the village common. 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, cafe's, restaurants, public houses and a Primary School. With endless fell and country walks from the door step.



Accommodation

External steps leading up to glazed front door.



Hallway

Attractive wide open space with country views, high window and split-level hallway with highly useful storage cupboard. Loft hatch with pull down ladder housing the Worcester boiler. Nest control, modern wood effect floor, cloaks area and telephone socket. Step down:



Sitting Room

Step down into a delightful dual aspect room including feature glazed floor to ceiling bay window offering terrific views over the river below with glimpses of Helm Crag to the North. Twin vertical contemporary anthracite radiators and TV point.



Kitchen Diner

An extremely well proportioned room with a contemporary selection of cream shaker wall and base units, stainless steel sink unit and mixer tap. Appliances include integrated washer/dryer, dishwasher, free standing Kenwood range cooker with five ring electric hob, stainless steel splash back, extractor fan and 70/30 fridge freezer. Delightful views towards the surrounding fells and countryside. Feature inset seat and useful tall shallow cupboard with shelving. Ample space for dining area and modern wood effect flooring.

Door with enclosed staircase leading down to private entrance to College Street. Concealed electric meter and consumer unit.



Front Bedroom One

A spacious and quirky triangular shaped double room with king sized bed and views towards Silver How over the Common. Recessed cupboard and TV point and USB plug sockets.



Rear Bedroom Two

A super double dual aspect room with a useful built in wardrobe. Wonderful fell views again over the Common. TV point and USB plug sockets.



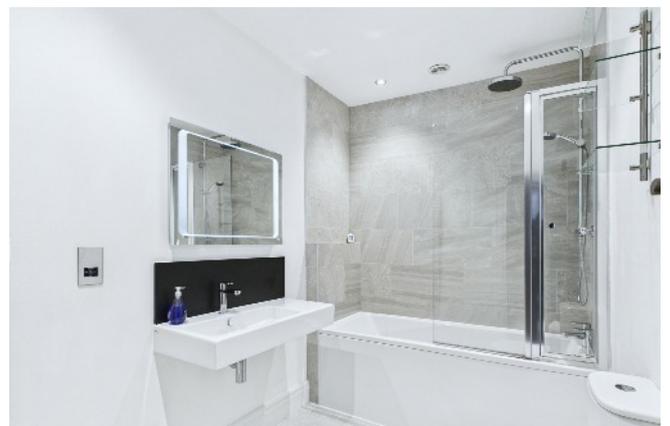
En suite

A large white luxury three piece suite comprising of a double shower cubicle with rain head shower and additional shower attachment, chrome hand rail, WC and wash hand basin. Chrome heated towel rail, illuminated mirror, glass, chrome shelving and electric shaver point. Partial wall tiled and fully floor tiled. Views over the Common.



En suite

A large white three piece suite comprising of a bath with rain head shower and additional shower attachment, WC and wash hand basin. Chrome heated towel rail, illuminated mirror, glass and chrome shelving, light tunnel and electric shaver point. Partial wall tiled and fully floor tiled. Views over the common.





Outside

Private designated parking for one vehicle. Painted decked balcony with wrought iron painted railings. Lovely views over the river below.

Service

All mains services connected and gas central heating. Nest. Under floor heating

Tenure

Leasehold 999 years from 2002. Peppercorn rent. Pets are allowed.

Rateable Value

£2,400. Amount Payable £1,118.40. 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.

Broadband

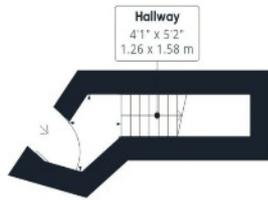
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

What3words

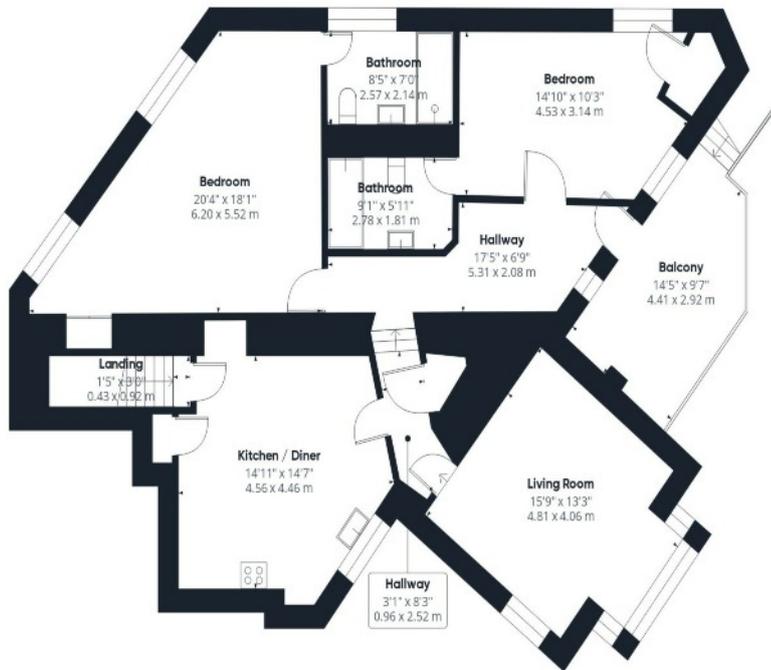
///doghouse.positives.outraged

Directions

From Ambleside head towards Grasmere on the A591 turn immediately left at the mini roundabout at the southern end of Grasmere. Continue through the village over the bridge past the church on the right, continue into the village centre where the bus stop and the village common are. Turn right into College Street and the property can be found above the outdoor shop and Herdy Shop on the left.



Floor 0



Approximate total area⁽¹⁾

1149 ft²
106.8 m²

Balconies and terraces

125 ft²
11.6 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

Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.