



Bridge Cottage

Stock Lane, Grasmere, LA22 9SN

Offers in the region of £550,000

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Sale of a delightful two/three bedroom traditional Lakeland cottage set in the very centre of Grasmere. The property has been modernised and reconfigured by the present owners who have converted the garage into an additional bedroom/reception room, installed new hardwood double and triple glazing and merged two bedrooms into one. There is generous parking for approximately four vehicles and a manageable small garden area.

All assisting to create a highly versatile property which will suit a variety of buyers. Whether as a main residence, second home or equally as a holiday let, of which we understand there is potential to generate approximately £52,000-£64,000 pa.

Being located at the Southern end of the highly popular and picturesque village of Grasmere, well known for its literary connections to William Wordsworth and its famous Grasmere Gingerbread. Conveniently positioned giving good access to a large variety of amenities including shops, restaurants, post office, convenience store and public houses etc. There is an abundance of fell and country walks from the doorstep.



Accommodation

Steps leading up to front glazed door into;

Hallway

Views of the garden, electric wall heater, open staircase with under stairs storage area.



Lounge/Third Bedroom

Converted from a former garage creating a light and airy double room with feature vaulted ceiling and exposed beams. Curved corner wall, garden views and electric wall heater.

Kitchen

A modern selection of wall and base units with stainless steel sink unit and mixer tap, four ring electric hob and electric oven. Plumbing for washing machine and integrated Bosch dishwasher. Tile floor and electric wall heater. Attractive rear view.



House Bathroom

Three piece white suite comprising of duo bath with electric Mira shower over, WC, and pedestal wash hand basin. Part wall tiled and fully floor tiled. Sump pump and electric heated towel rail.

Sitting Room

A light and airy dual aspect room with original exposed beam. Views towards Loughrigg in the distance and rear view over the river. Two electric wall heaters, concealed consumer unit and electric meter.



First Floor

Landing leading up to:



Master Bedroom

Double room with original exposed beams and electric wall heater.



Ensuite Shower Room

Comprising of three piece white suite, corner shower cubicle, vanity wash basin and WC. Exposed beams, heated towel rail, electric light and shaver point.



Bedroom 2

Spacious double room, previously two rooms with original exposed beams. Electric wall heater and shelving. Dormer window.



Separate WC

WC and corner wash hand basin.





Outside

The property benefits from small and manageable garden with shrubs and bushes. Parking for four vehicles. Please note the neighboring property has a pedestrian right of way across the graveled area adjacent to their wall to a side entrance.

Rateable Value

£2,850. Actual amount payable £1,396.50. 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.

Directions

On entering the village on the A591 from the south turn left at the mini roundabout. Continue past the car park on the right. The property can be found prior to the bridge and Church on the left hand side.

What3Words///tint.burden.bets



Tenure

Freehold.

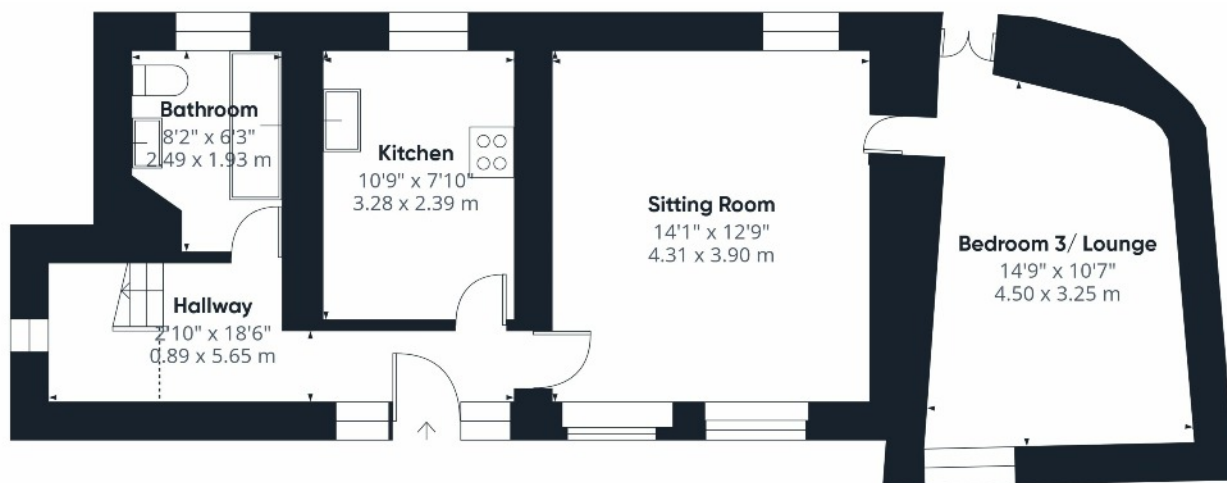
Services

Mains electric, water and drainage. Electric heating.

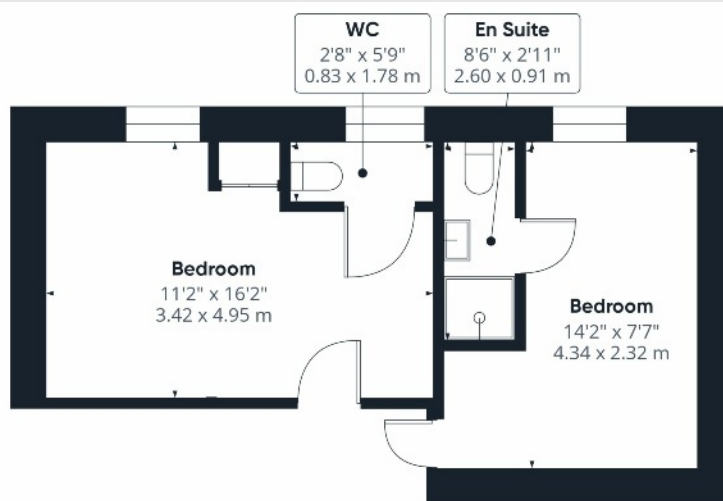
Broadband

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

**MATTHEWS
BENJAMIN**

Approximate total area⁽¹⁾

892 ft²
82.9 m²

Reduced headroom

25 ft²
2.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.