



# Grasmere

**£370,000**

Detached Building, 7 Beck Allans, College Street, Grasmere, Ambleside, LA22 9SZ

Development potential - A detached building consisting of a one bedroom first floor apartment with large underbuilt double garage and small laundry room which, subject to planning, has the scope to enlarge the living accommodation, so creating a good sized house.

## Quick Overview

- Detached building being 1 bedroomed apartment and underbuilt double garage
- Wonderfully quiet setting yet right in the heart of Grasmere
- Communal grounds with no garden worries
- Development potential subject to planning approval
- Wonderful walks from the doorstep
- Lovely views
- Successful holiday let
- Allocated car parking Space
- Superfast Broadband speed 80mbps\*



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Superfast Broadband



Allocated Parking Space

Property Reference: AM3999





Open Plan Living Room/Kitchen



Ordnance Survey 16081123560



Bedroom



Sitting Area

**Description** Enjoying very pleasant views of the surrounding fells, this first floor apartment includes an open plan living room/kitchen, bedroom with en-suite bathroom, private parking and communal grounds in a lovely setting. With the option to purchase the underbuilt garage and laundry room. With all of the facilities of Grasmere on the doorstep and the lake shore and high fells just beyond, the location is simply perfect. Ideal as an easily managed bolt hole or holiday let, this lovely apartment is quietly tucked away and yet remains in the heart of the village.

Beck Allans is believed to have been constructed in the 1850's as an impressive home for a Manchester business man who appreciated the beauty of this splendid location. In about 1970 the property was then converted to its present use with Bracken Fell itself, being a purpose built addition in 1994 constructed over a double garage.

Rather unique and with great development potential with a detached double garage and small utility room on the ground floor.

Bracken Fell is entered via its own private doorway and stairs which lead into the bright and attractive open plan living space which incorporates plenty of room in which to prepare meals in the fitted kitchen area, dine and then relax in comfort whilst enjoying some lovely views. There is a double bedroom with an en-suite bathroom beyond this, whilst outside is a private car parking space alongside the building.

Perfect as a lock-up and leave weekend retreat or indeed continued use as a holiday let, the double glazed apartment is offered as seen with furniture and fittings all included (excluding bedding). Onward holiday let bookings are available if desired or vacant possession can be offered.

**Location** Beck Allans is located in a delightful position at the centre of Grasmere Village and is yet 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 immediately to the right

**What3 Words** ///pens.claw.delusions

**Accommodation (with approximate dimensions)**

**Ground Floor**

**Double Garage** 19' 5" x 17' 8" (5.92m max x 5.38m) With roller door, light and power, incorporating a small laundry room.

**Entrance Hall**

**An open staircase leads to First Floor**

**Open Plan Living Room / Kitchen** 13' 6" x 12' 10" (4.13m x



3.91m max)

**Living Room** With lovely views over the garden to the fells beyond.

**Kitchen**

**Double Bedroom** 10' 0" x 8' 8" (3.05m x 2.64m)

**En Suite Bathroom** With a three piece suite comprising a bath with mixer tap and shower attachment, vanity sink unit with mirror over and integrated shaver point and storage below and WC.

**Outside** The property benefits from a private parking space for one vehicle and use of the communal laundry room and gardens.

### Property Information

**Tenure** Leasehold. A new lease will be granted for a term of 999 Years.

The service charge for 2023 is understood to be £292.10 per month which includes gas, electricity, water, buildings insurance, external repairs and the upkeep of the laundry room contents. It also includes a contribution towards the sinking fund. Please note that drainage and business rates are not included in the service charge.

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

**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. The amount payable for all of the apartments at Beck Allans is apportioned according to floor area with Bracken Fell apartment currently being liable for 6.47% The vendor advises that this will double to 12.94% when the underbuilt garage is included also.

**Business Rates** The property has a rateable value of £1,700 with the amount payable to South Lakeland District Council for 2023/24 being £848.30  
Small Business Rate Relief may be available

NOTE - we would expect the Business Rate to be re-assessed as currently the garage is not included.

**Viewings** Strictly by appointment only with Hackney and Leigh, Rydal Road, Ambleside 015394 32800

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



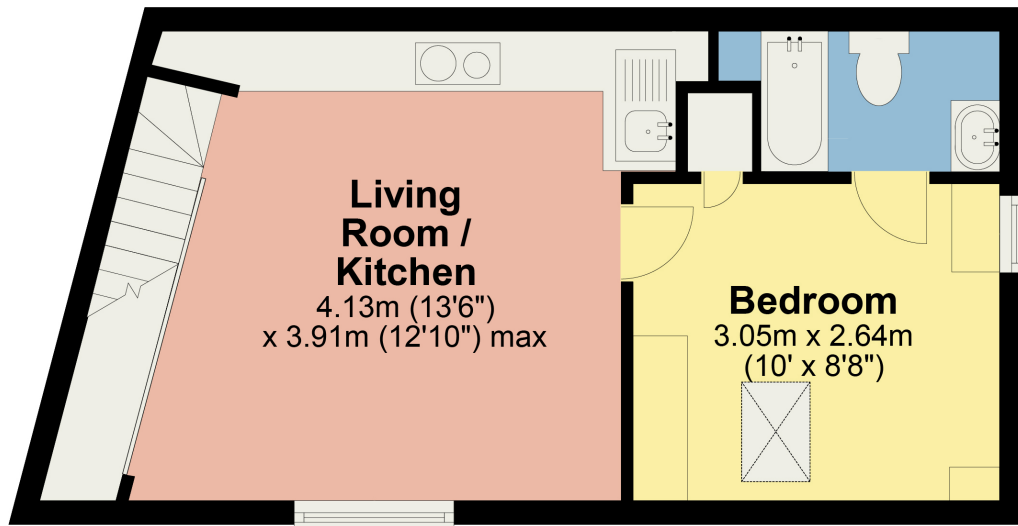
Beck Allans Private Driveway



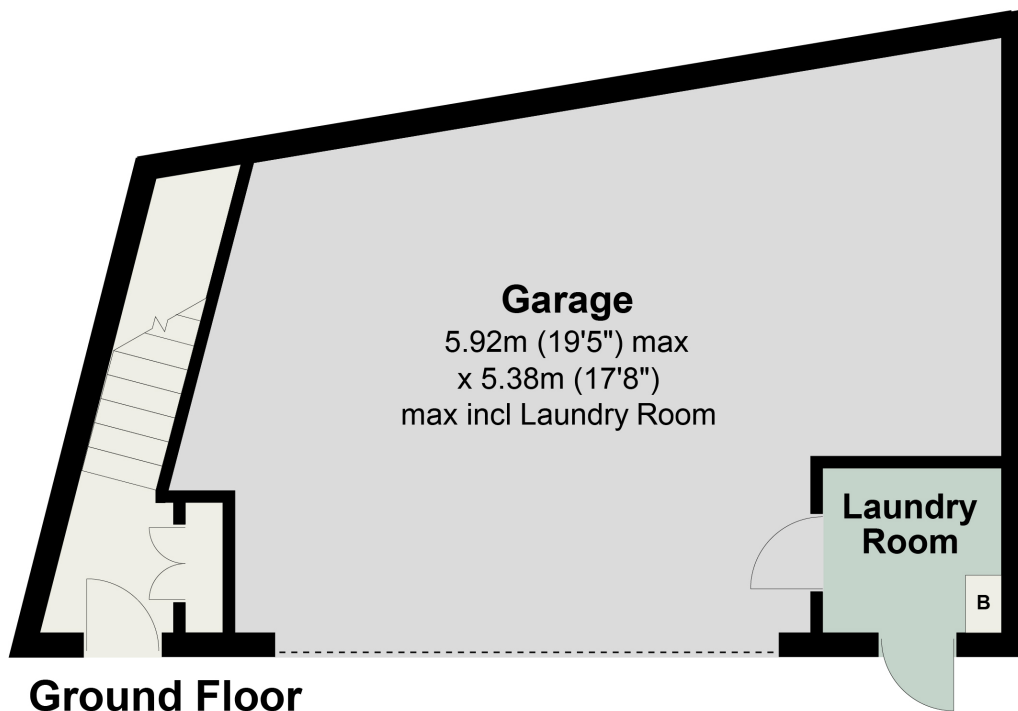
Kitchen



Sitting Area



**Flat Above**



**Ground Floor**

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. AM3999

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