



## Grasmere

£350,000

Rattle Stones, Beck Steps, College Street, Grasmere, Cumbria, LA22 9SZ

Quietly situated and enjoying lovely views to both the front and rear this immaculate 2 bedroomed 1st floor apartment is superbly placed in the heart of Grasmere.

Overlooking the village green to one side and the river to the other with beautiful fells as the backdrop for both, this superbly improved purpose built apartment includes a lovely open plan living room/kitchen with stylish fitments, 2 good bedrooms, a modern bathroom and private parking - the perfect holiday let.

### Quick Overview

Lovely 2 bedroomed first floor apartment

Open plan living room/ kitchen

Peaceful setting in centre of Grasmere

Close to amenities

Walks from the doorstep

Leasehold - for a term of 999 Years from 2009

Perfect holiday let or lock up and leave retreat

Gas central heating

Private parking space

Superfast Broadband 80mbps\* - Openreach Network



2



1



1



C



Superfast  
Broadband



Private Space

Property Reference: AM4065



Sitting Area



Sitting Area



Kitchen/Dining Area



Kitchen

**Description** Superbly placed, Rattle Stones offers that enviable combination of being both quietly positioned with superb views but yet has immediate access to all in the pretty Lake District village of Grasmere.

This cosy and welcoming first floor 2 bed roomed apartment also comes with its own private parking space and its peaceful setting makes it the perfect lock up and leave retreat or holiday let in the centre of the Lake District National Park.

With open plan living dining space, stylish bathroom for relaxing in after a hard day on the fells - what more could you want?

**Location** Famous the world over for its connections with William Wordsworth, Grasmere is a truly beautiful village surrounded by stunning scenery and being well catered for by a wide variety of cafes, restaurants, shops and traditional Lakeland inns which are all immediately on hand. The high fells which surround the village, and indeed the lake shore are all accessible on foot quite literally from the door step.

**Property Overview** Perfect as a holiday let or a lock up and leave weekend retreat which is easily managed, this immaculate purpose built apartment, which enjoys its own private car parking space, includes stylish kitchen and bathroom fittings, gas fired central heating and double glazing, and is delightfully presented and ready for occupation.

This lovely two bedroomed apartment is currently a successful holiday let through AirBnB. Entering directly into the open plan living /kitchen space where there is ample room both to cook, dine and relax afterwards. Stylish wall and base units with complimentary work surfaces incorporating a stainless steel sink and a half with drainer, Bosch appliances including a ceramic 4 ring hob, separate oven, both with extractor hood over, whilst there is plumbing for an automatic washing machine and a dishwasher. Having fell views, this is a great room to gather with friends and family.

Two light and airy bedrooms, one in use as a double, the other currently utilised as a twin, are supplemented with a spacious bathroom having tiled walls and floor and a three piece suite comprising a panel bath with shower over, wash basin and WC.

This is a superb opportunity in the true honeypot village of the National Park so early viewing is highly recommended.

### **Accommodation (with approximate dimensions)**

A Staircase from the Car Park leads to:

**Covered Porch**

**Open Plan Living Room/Kitchen** 20' 9" x 12' 7" (6.32m x 3.84m)

**Bedroom 1** 11' 7" x 10' 4" (3.53m x 3.15m)

**Bedroom 2** 15' 8" x 9' 1" (4.78m x 2.77m max)

**Bathroom**

### **Property Information**

**Directions** 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. Continue through the village, passing St Oswald's Church and following the road round to the village green. College Street is the first street on the right just after the bus stop. The allocated parking for Rattle Stones can be found by turning left immediately after Greens café and access to the property is up the steps at this side of the building.

**What3Words** ///angers.thinking.stowing

**Services** Mains electricity, gas, drainage and water are all connected. The property has gas fired central heating and double glazing.

**Business Rates** We understand the property to have a rateable value of £2,400.00 with the amount payable to Westmorland and Furness District Council for 2024/25 being £1,197.60 though the current owners enjoy the benefit of Small Business Rate Relief.

**Tenure** Leasehold

The property is understood to be Leasehold for a term of 999 Years from 2009 with all owners in the development being shareholders in the management company (Beck Steps Management Ltd) which owns the freehold. The current service charge is £300 per quarter which includes building insurance, maintenance of the common parts (excluding windows- which have been recently replaced at Rattle Stones) and the outside lighting.

**Viewings** Strictly by appointment only with Hackney & Leigh, Rydal Road, Ambleside, Telephone 015394 32800.

As the property is a popular holiday let, viewings maybe restricted to the changeover days.

**Guest Reviews** Take a look at the glowing reviews from the Visitor Guest Book at this property.

*"Warm and cosy apartment in a fabulous location. We've thoroughly enjoyed our stay.."*

*"Great location. Super comfy and cosy"*

*"Location and accommodation first class. Happy to recommend, happy to stay again"*

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom 1



Bedroom 2



Bedroom 2



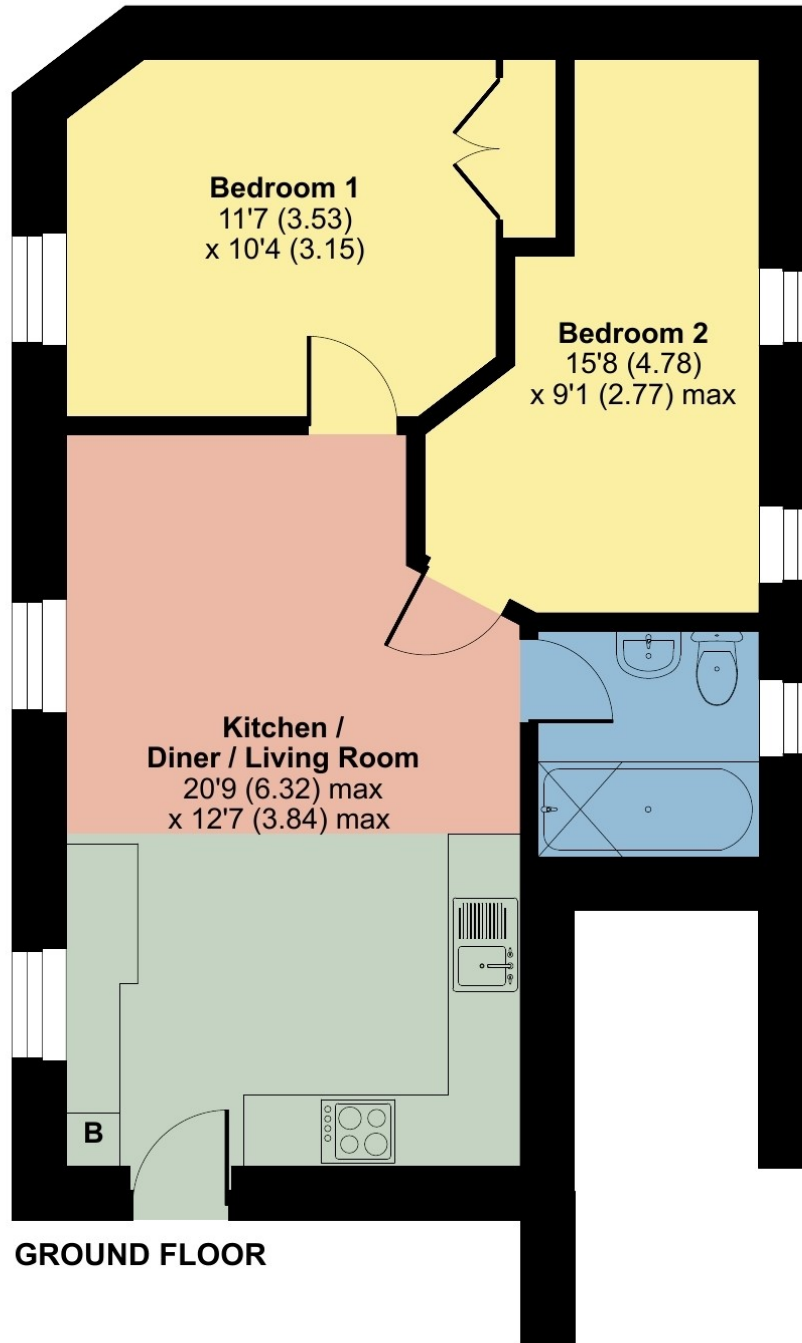
River Rothay



# Rattle Stones, Beck Steps Apartments, College Street, Grasmere, Ambleside, LA22

Approximate Area = 540 sq ft / 50.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1155420

**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 15/07/2024.

Request a Viewing Online or Call 015394 32800