

Grasmere

£1,045,000

Bakers Rest and Old Bakers Cottage , Langdale Road, Grasmere, Cumbria, LA22 9SU

Discover a unique investment opportunity in the heart of Grasmere with these two charming holiday lets, sold together as a freehold property. Nestled in the picturesque Lake District, this offering combines modern comfort with traditional charm, making it an ideal choice for investors or those seeking a dual-purpose residence.

Quick Overview

- 2 lovely apartments in central Grasmere
- One 4 bedroomed one two bedroomed
- 2 reception rooms and 6 bath/shower rooms
- Patio garden
- Currently 2 successful holiday lets
- Sold as 2 going concerns
- In good decorative order
- Close to local amenities
- Garage parking
- Superfast 80Mbps Openreach broadband



6



6



2



D&E



Superfast
Broadband

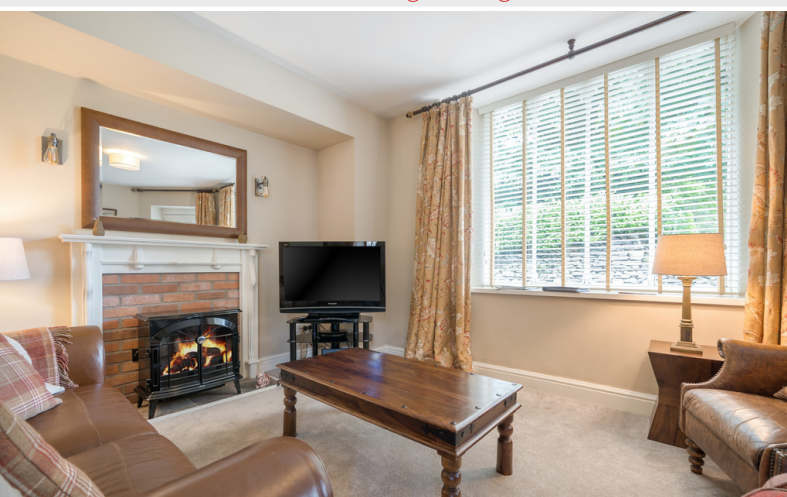


Garage
Parking

Property Reference: AM4074



Bakers Rest Living/Dining Room



Old Bakers Cottage Living/Dining Room



Old Bakers Cottage Living/Dining Room



Bakers Rest Kitchen

Description A fantastic opportunity to purchase 2 delightful holiday lets in the ever so popular village of Grasmere, offering real character and charm, garage, courtyard patio and within a few hundred yards of the village. Bakers Rest and Old Bakers Cottage are currently very successful holiday lets.

Location Grasmere is well known the world over for its literary connections with the romantic poets, and with William Wordsworth in particular of course, but it is probably the beauty of the village itself and its wonderful surroundings which really sets the pulse racing. You can quite literally step out of the door of Bakers rest and stroll directly to the lake shore, or walk to beautiful waterfalls and tarns, hike up some of the most dramatic mountains in the region or simply potter around the shops, visiting Wordsworth's birthplace (or indeed any of the many traditional inns which he may, or may not, have frequented) all without troubling to find the car keys.

Property Overview Bakers Rest:-

This 4 bedroomed 4 ensuite maisonette is set in the delightful village of Grasmere. The entrance hall leads up to the first floor which leads into an open plan living/dining room where there is an electric fire to relax in front of with a book from the built in book case. Through to the recently installed modern kitchen, equipped with a stylish island, ample counter space, and modern integrated appliances such as Smeg extractor fan, fridge freezer, AEG 4 ring hob, Bosch oven, grill and microwave, dishwasher and a washer/dryer. Also featuring a integrated in wine cooler.

The maisonette is thoughtfully arranged over two floors, providing ample space and privacy for everyone. On the first floor, you'll find two beautifully appointed double bedrooms, each with its own newly installed ensuite shower room comprising a wc, vanity wash basin and walk in shower both having heated towel rails. Ascend to the second floor, where you'll discover two double bedrooms both with Velux windows creating bright rooms, each also boasting its own ensuite bathroom comprising of a vanity wash basin, wc and panelled bath with a shower over also having a heated towel rail. These upper-level bedrooms are perfect for guests or family members seeking a private retreat.

One of the standout features of Baker's Rest is its private garage, providing additional storage space. This is a rare and valuable amenity in the heart of Grasmere Village.

Old Bakers Cottage:-

Directly underneath you will find Old Bakers Cottage, step inside to discover an inviting open-plan living and dining area. The dual aspect windows flood the room with natural light, creating a bright and airy atmosphere perfect for relaxing or entertaining. The well-appointed kitchen, featuring ample counter space and modern integrated appliances such as a Hotpoint oven, fridge, extractor fan and dishwasher, Belling 4 ring hob. A separate utility room with a washer/dryer and freezer also having hooks for coats and a space to put your



Bakers Rest Kitchen



Old Bakers Cottage Kitchen



Old Bakers Cottage Utility



Bakers Rest Bedroom 1



Old Bakers Cottage Bedroom 1



Bakers Rest Bedroom 2

muddy boots after a day on the fells, and access from the rear porch to the patio seating area.

Old Bakers Cottage boasts two spacious double bedrooms, with large windows in both bedrooms ensure plenty of natural light. Bedroom one featuring a built in wardrobe with an ensuite bathroom with a panelled bath, wc, wash basin and a walk in shower plus a heated towel rail. Bedroom 2 has an ensuite shower room featuring a wc, walk in shower and wash basin also with a heated towel rail.

Outside the property has a charming small patio courtyard. This private outdoor space is perfect for enjoying your morning coffee, reading a book, or simply soaking up the tranquillity of Grasmere Village.

Accommodation (with approximate dimensions)

Bakers Rest

Entrance Hall

Stairs to First Floor

Living/Dining Room 24' 10" x 14' 6" (7.57m x 4.42m)

Kitchen 13' 3" x 12' 1" (4.04m x 3.68m)

Bedroom 3 13' 9" x 13' 3" (4.19m x 4.04m)

Ensuite Shower Room

Bedroom 4 12' 11" x 11' 10" (3.94m x 3.61m)

Ensuite Shower Room

Stairs to Second Floor

Bedroom 1 15' 3" x 13' 4" (4.65m x 4.06m)

Ensuite Bathroom

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Wardrobe/Storage Cupboard

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Property Information



Old Bakers Cottage Bedroom 2



Bakers Rest Bedroom 3



Bakers Rest Bedroom 4



Old Bakers Cottage Courtyard Patio



Fell view

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What3words ///trails.stunner.flotation

Business Rates The property has a rateable value of £6,800 with £3393.30 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available.

Services The property is connected to mains gas, electricity, water and drainage. Bakers Rest has gas central heating where as Old Bakers Cottage has wall mounted electric storage heaters.

Tenure Freehold.

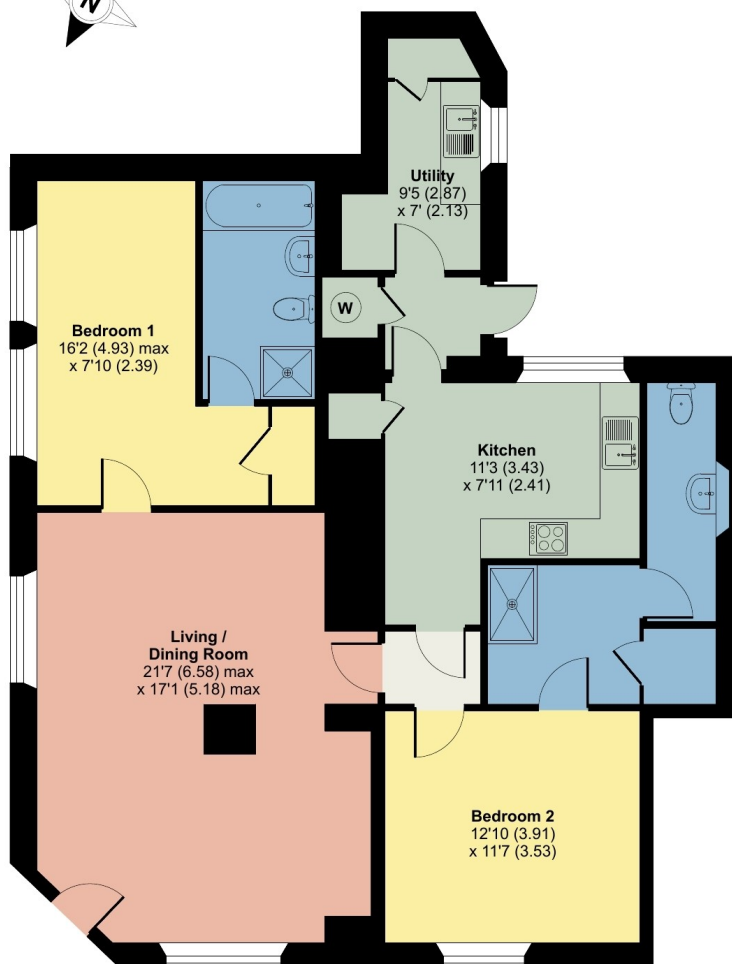
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Old Bakers Cottage, Grasmere, Ambleside, LA22

Approximate Area = 1166 sq ft / 108.3 sq m

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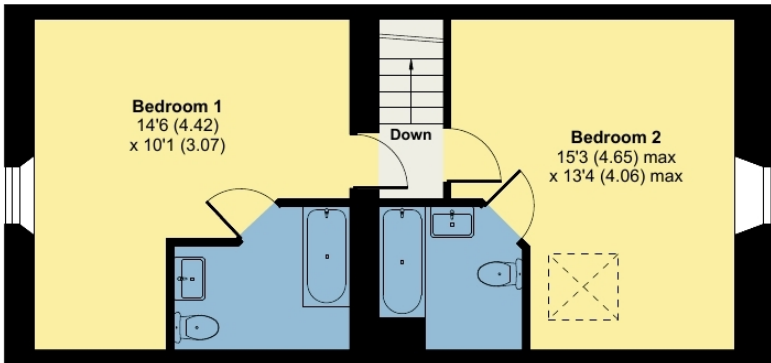
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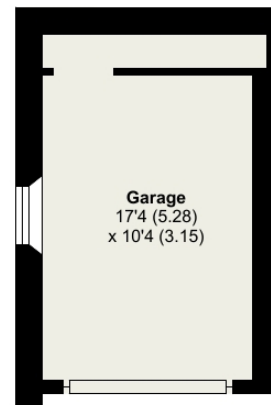
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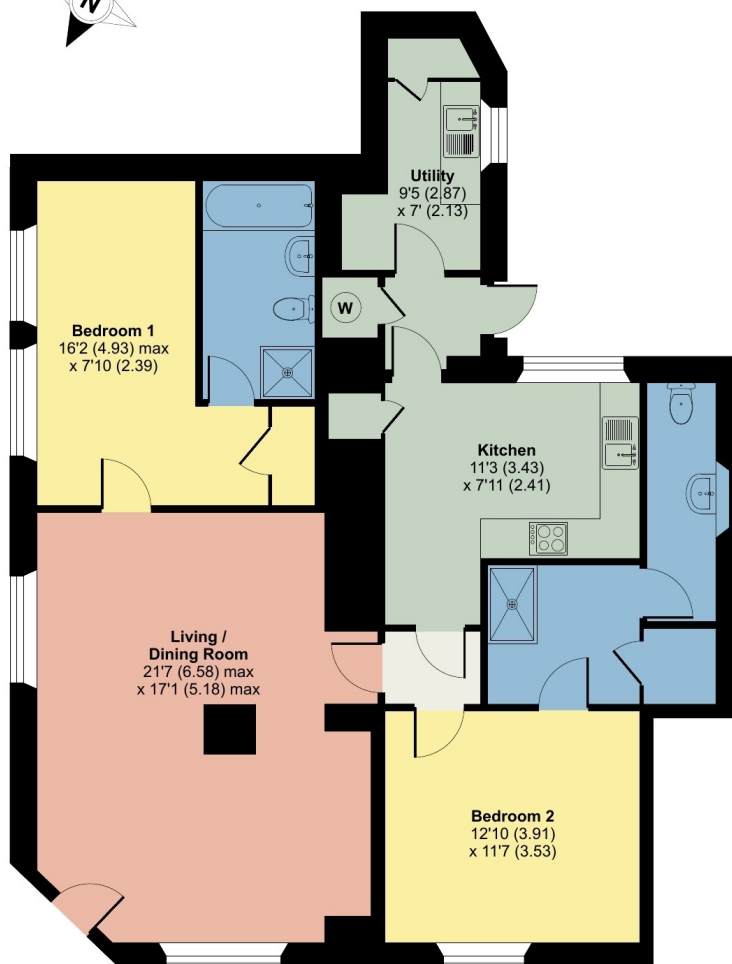
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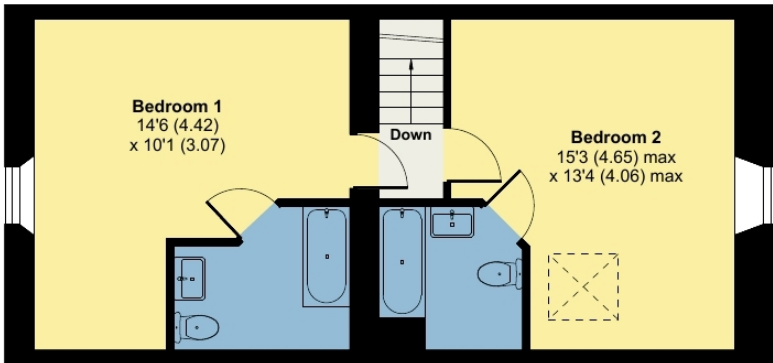
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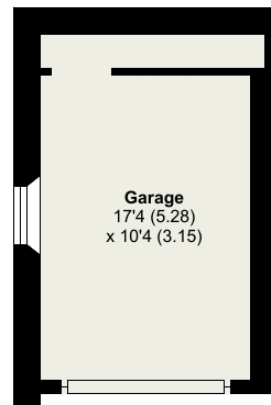
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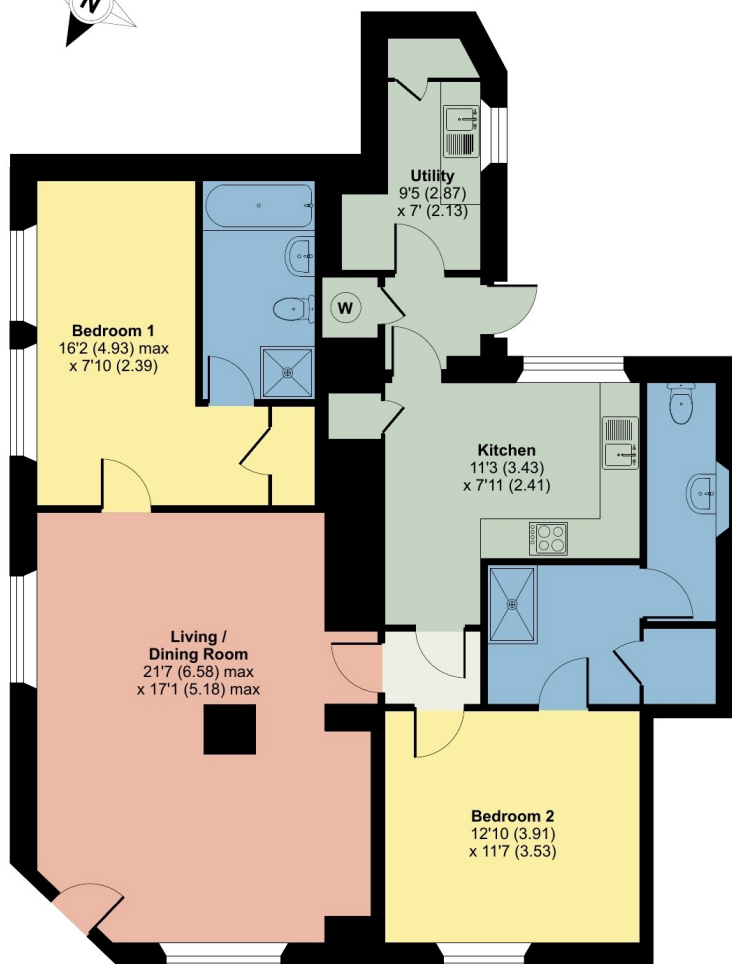
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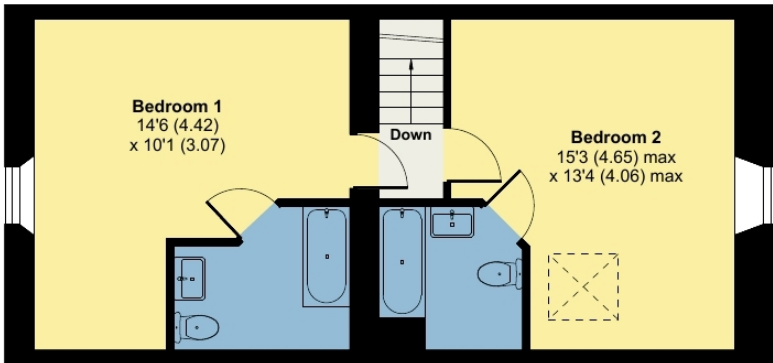
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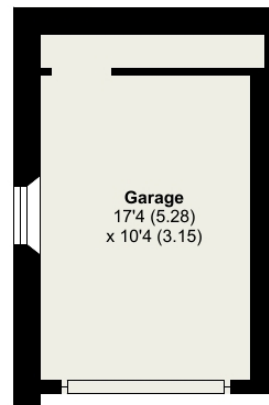
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Bakers Rest Kitchen

Description A fantastic opportunity to purchase 2 delightful holiday lets in the ever so popular village of Grasmere, offering real character and charm, garage, courtyard patio and within a few hundred yards of the village. Bakers Rest and Old Bakers Cottage are currently very successful holiday lets.

Location Grasmere is well known the world over for its literary connections with the romantic poets, and with William Wordsworth in particular of course, but it is probably the beauty of the village itself and its wonderful surroundings which really sets the pulse racing. You can quite literally step out of the door of Bakers rest and stroll directly to the lake shore, or walk to beautiful waterfalls and tarns, hike up some of the most dramatic mountains in the region or simply potter around the shops, visiting Wordsworth's birthplace (or indeed any of the many traditional inns which he may, or may not, have frequented) all without troubling to find the car keys.

Property Overview Bakers Rest:-

This 4 bedroomed 4 ensuite maisonette is set in the delightful village of Grasmere. The entrance hall leads up to the first floor which leads into an open plan living/dining room where there is an electric fire to relax in front of with a book from the built in book case. Through to the recently installed modern kitchen, equipped with a stylish island, ample counter space, and modern integrated appliances such as Smeg extractor fan, fridge freezer, AEG 4 ring hob, Bosch oven, grill and microwave, dishwasher and a washer/dryer. Also featuring a integrated in wine cooler.

The maisonette is thoughtfully arranged over two floors, providing ample space and privacy for everyone. On the first floor, you'll find two beautifully appointed double bedrooms, each with its own newly installed ensuite shower room comprising a wc, vanity wash basin and walk in shower both having heated towel rails. Ascend to the second floor, where you'll discover two double bedrooms both with Velux windows creating bright rooms, each also boasting its own ensuite bathroom comprising of a vanity wash basin, wc and panelled bath with a shower over also having a heated towel rail. These upper-level bedrooms are perfect for guests or family members seeking a private retreat.

One of the standout features of Baker's Rest is its private garage, providing additional storage space. This is a rare and valuable amenity in the heart of Grasmere Village.

Old Bakers Cottage:-

Directly underneath you will find Old Bakers Cottage, step inside to discover an inviting open-plan living and dining area. The dual aspect windows flood the room with natural light, creating a bright and airy atmosphere perfect for relaxing or entertaining. The well-appointed kitchen, featuring ample counter space and modern integrated appliances such as a Hotpoint oven, fridge, extractor fan and dishwasher, Belling 4 ring hob. A separate utility room with a washer/dryer and freezer also having hooks for coats and a space to put your



Bakers Rest Kitchen



Old Bakers Cottage Kitchen



Old Bakers Cottage Utility



Bakers Rest Bedroom 1



Old Bakers Cottage Bedroom 1



Bakers Rest Bedroom 2

muddy boots after a day on the fells, and access from the rear porch to the patio seating area.

Old Bakers Cottage boasts two spacious double bedrooms, with large windows in both bedrooms ensure plenty of natural light. Bedroom one featuring a built in wardrobe with an ensuite bathroom with a panelled bath, wc, wash basin and a walk in shower plus a heated towel rail. Bedroom 2 has an ensuite shower room featuring a wc, walk in shower and wash basin also with a heated towel rail.

Outside the property has a charming small patio courtyard. This private outdoor space is perfect for enjoying your morning coffee, reading a book, or simply soaking up the tranquillity of Grasmere Village.

Accommodation (with approximate dimensions)

Bakers Rest

Entrance Hall

Stairs to First Floor

Living/Dining Room 24' 10" x 14' 6" (7.57m x 4.42m)

Kitchen 13' 3" x 12' 1" (4.04m x 3.68m)

Bedroom 3 13' 9" x 13' 3" (4.19m x 4.04m)

Ensuite Shower Room

Bedroom 4 12' 11" x 11' 10" (3.94m x 3.61m)

Ensuite Shower Room

Stairs to Second Floor

Bedroom 1 15' 3" x 13' 4" (4.65m x 4.06m)

Ensuite Bathroom

Bedroom 2 14' 6" x 10' 1" (4.42m x 3.07m)

Ensuite Bathroom

Old Bakers Cottage

Living Room 21' 7" x 17' 1" (6.58m x 5.21m)

Kitchen 11' 3" x 7' 11" (3.43m x 2.41m)

Utliity

Bedroom 1 16' 2" x 7' 10" (4.93m x 2.39m)

Ensuite Shower Room

Bedroom 2 12' 10" x 11' 7" (3.91m x 3.53m)

Wardrobe/Storage Cupboard

Ensuite Bathroom

Property Information



Old Bakers Cottage Bedroom 2



Bakers Rest Bedroom 3



Bakers Rest Bedroom 4



Old Bakers Cottage Courtyard Patio



Fell view

Directions From the Ambleside office of Hackney & Leigh Follow the signs for Grasmere. Take the first turn into Grasmere village after the Thistle Hotel, opposite Dove Cottage. Just after entering the village you will go over a bridge opposite the Church, taking the next left onto Elterwater Road passing the Thirteen Valleys Kitchen on your left. Taking the next turning right after the Tweedies Pub you will find Bakers Rest and Old Bakers Cottage on the right hand-side after the Jumble Café.

What3words ///trails.stunner.flotation

Business Rates The property has a rateable value of £6,800 with £3393.30 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available.

Services The property is connected to mains gas, electricity, water and drainage. Bakers Rest has gas central heating where as Old Bakers Cottage has wall mounted electric storage heaters.

Tenure Freehold.

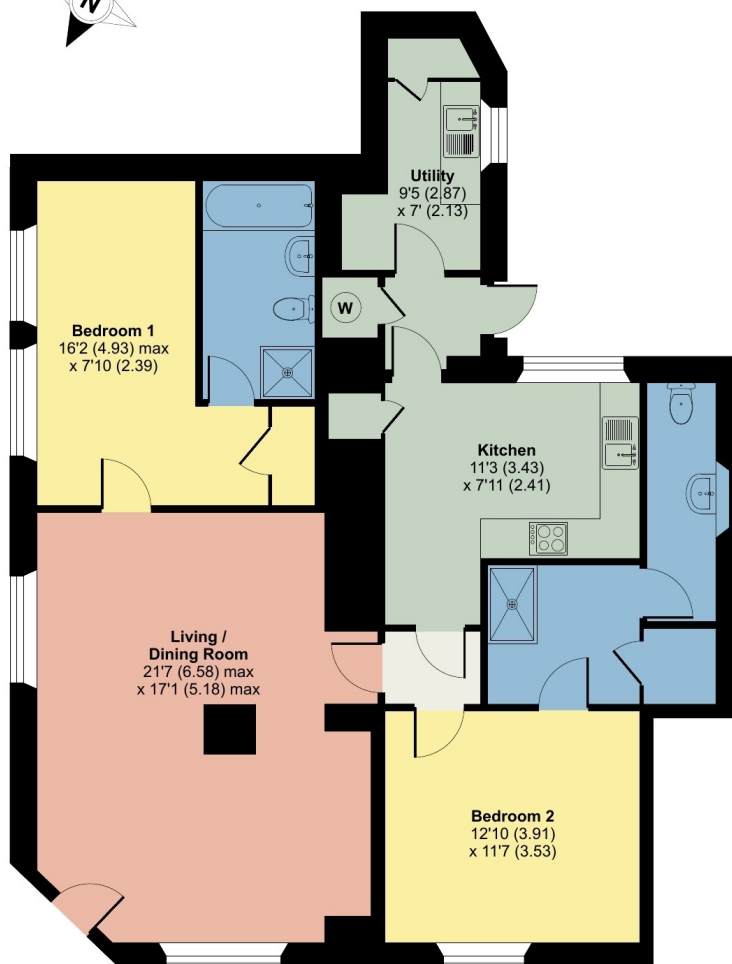
Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

Old Bakers Cottage, Grasmere, Ambleside, LA22

Approximate Area = 1166 sq ft / 108.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hackney & Leigh. REF: 1154629

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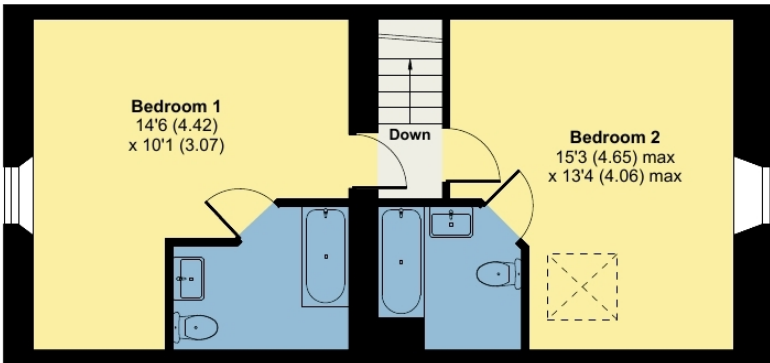
Bakers Rest, Grasmere, Ambleside, LA22

Approximate Area = 1605 sq ft / 149.1 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1782 sq ft / 165.5 sq m

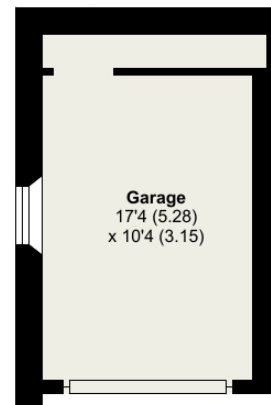
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SECOND FLOOR



FIRST FLOOR



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