



Grasmere

£625,000

The Barn, 2 Pavement End, Grasmere, Ambleside, Cumbria, LA22 9PT

Enjoying enviable fell and lake views, this cottage style ground floor apartment is quietly situated just a short stroll from Grasmere village.

The layout is both spacious and generous with 3 good sized double bedrooms, a bright and airy living/ dining room with patio doors to the idyllic garden, a stylish fitted kitchen, and house bathroom supplemented by a cloakroom WC. The large garden enjoys stunning views to Grasmere Lake, and there is a garage as well as off road parking.

This would make an ideal home, or perfect holiday let or lock up and leave retreat.

Quick Overview

- Light and bright 3 bedroomed ground floor apartment
- 1 reception room and a house bathroom
- Fabulous location on the edge of Grasmere village
- Peaceful enclosed garden with patio terrace
- No chain
- Lake views from property and garden
- Fell walks from the doorstep
- Ideal home, weekend retreat or holiday let
- Separate garage and off road parking
- Standard Broadband 80Mbps available* - Openreach network



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Standard
Broadband
Available



Off Road Parking
& Garage

Property Reference: AM4079



Stylish Kitchen



Kitchen



Living/Dining Room



Lake View

Description

The Barn, 2 Pavement End is a light, bright welcoming cottage style ground floor apartment which enjoys utterly fabulous fell and lake views. Just a short stroll from all that the charming Lake District village of Grasmere has to offer. This three bedroomed apartment also benefits from a peaceful enclosed garden with sunny patio terrace, as well as a garage and off road parking. Whether you are seeking a successful holiday let, a peaceful weekend retreat or a comfortable family home, this apartment has everything you might desire, come and see.

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

Wonderfully placed close to Grasmere with a whole host of wonderful walks from the doorstep, this attractive three double bedroomed cottage style ground floor apartment with magnificent fell and lake views is simply perfect.

Upon entering, the stable door sets the scene for the rest of this apartment, leading into a welcoming entrance hallway with a convenient cloakroom WC. Breathtaking views of Loughrigg, Silver How as well as the lake are all enjoyed from the spacious living/dining room ideal for relaxing or entertaining with friends and family. A wide window seat is especially inviting given these rather special views.

The modern fitted kitchen is also light airy with yet more fell views, being fitted with stylish wall and base units with complementary work surfaces having integrated stainless steel sink and a half with drainer. Integrated Lamona appliances include a ceramic four ring hob with extractor hood over, and a separate oven, additionally there is plumbing provision for an automatic washing machine.

The three double bedrooms are generously sized and all have fantastic views with bedroom 2 also benefitting from a window seat from where to relax and soak in the surrounding countryside beyond.

The bathroom has a four piece suite comprising a panel bath with shower over, just the job for soaking away the aches and pains after a hard day on the high fells, a pedestal wash hand basin and a WC.

Outside is a south facing sunny patio terrace ideal for that morning coffee or perhaps a glass of something cool at the end of the day whilst admiring those far reaching views, as well as a sun trap of an extended garden. Additionally there is an outside store, a garage and driveway parking for a further vehicle.

With one level living being increasingly popular this is sure to attract a lot of attention - don't miss out!

Accommodation (with approximate dimensions)

Entrance Hallway

Living/Dining Room 19' 10" x 10' 6" (6.05m x 3.2m)

Kitchen 9' 9" x 8' 5" (2.97m x 2.57m)

Housing the Vaillant gas central heating boiler.

Bedroom 1 11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom 2 10' 5" x 8' 0" (3.20m x 2.46m)

Bedroom 3 9' 4" x 8' 11" (2.87m max x 2.72m max)

Bathroom

Cloakroom WC

Property Information

Directions

Beautifully located on the quiet road which links Grasmere with Elterwater, The Barn, 2 Pavement End may be approached from the centre of Grasmere village from the direction of Ambleside by taking the left hand turn just past St Oswald's church (where William Wordsworth is buried) passing the Grasmere Gather/ Thirteen Valley café on your left. Just a little further along Red Bank Road, this property can be found on your left. Parking on the driveway.

What3Words ///layover.opts.ballots

Services

The property is connected to mains electric, gas, water and drainage. Gas central heating to the radiators and double glazing.

Council Tax

Westmorland and Furness District Council - Band D

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Bedroom 2



Bedroom 3



Fell Views



Ordnance Survey Map

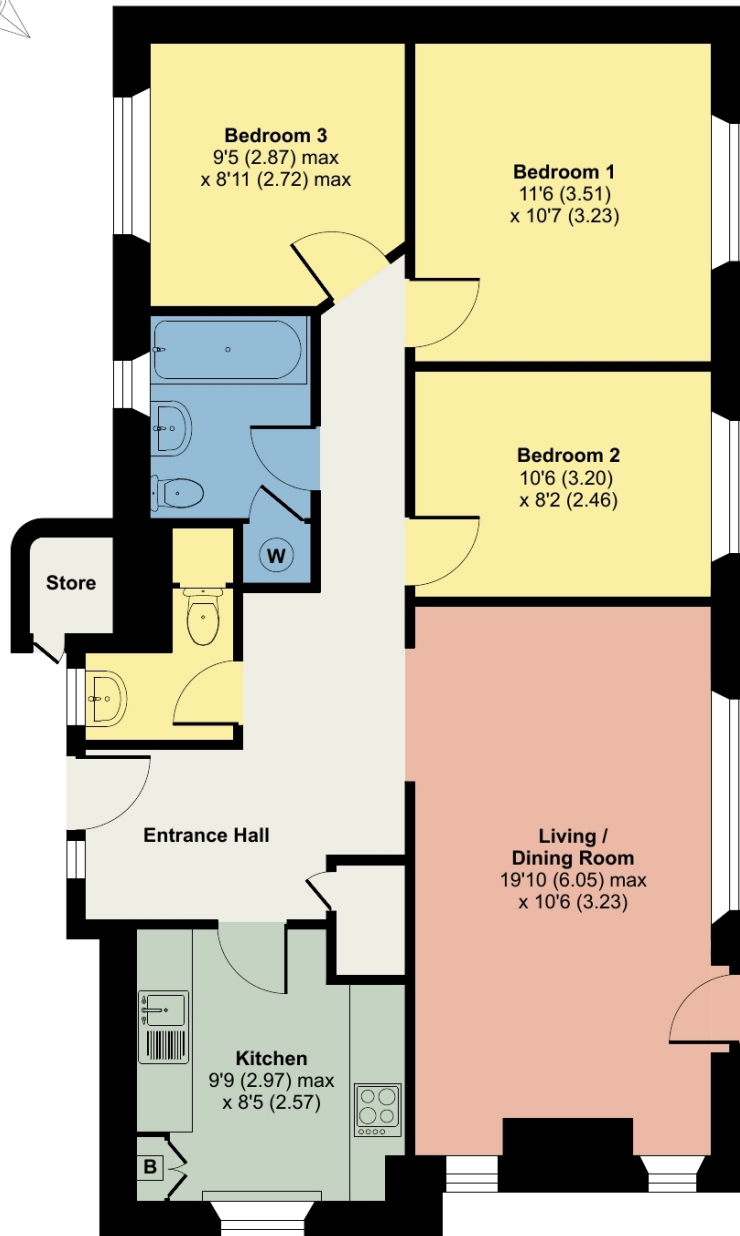
The Barn, 2 Pavement End, Grasmere, Ambleside, LA22

Approximate Area = 850 sq ft / 78.9 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 860 sq ft / 79.8 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). © nctechcom 2024. Produced for Hackney & Leigh. REF: 1181626

Tenure Leasehold. 999 Year lease from 28th September 1980 with an amendment in 1994. There is a ground rent payable of £1 per annum. The freeholder is the neighbouring property – The Barn, 1 Pavement End.

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.

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