



Gable End, Andrew House, Greendale, Wasdale, CA20 1EU

Guide Price **£185,000**

PFK

Gable End, Andrew House

The Property:

Nestled in the breathtaking surroundings of the western Lake District, Gable End is a rare opportunity to own a two bed, ground floor apartment in idyllic Wasdale valley. Situated near the dramatic landscapes of Wastwater and Scafell Pike, this property offers a truly special setting, perfect for those looking for a tranquil escape in one of the most picturesque parts of the National Park.

The accommodation includes a welcoming hallway, spacious lounge/diner ideal for relaxing after a day exploring the fells, separate kitchen, two bedrooms, and a bathroom. To the rear, residents can enjoy the use of **communal gardens**, while a dedicated residents car park opposite provides convenient parking.

Please note, this property **cannot be used as a permanent residence**, making it an excellent choice for a **holiday retreat or second home** in an Area Of Outstanding Natural Beauty. Whether you're seeking a base for outdoor adventures or a peaceful getaway, Gable End offers an unrivalled opportunity to own a piece of the Lake District.





Gable End, Andrew House

Location & Directions:

Situated in the Greendale Holiday Complex, this apartment enjoys an enviable position in the Wasdale valley, home to England's deepest lake, Wastwater, and highest mountain, Scafell Pike. The area is a paradise for walkers, climbers, and nature lovers, with endless trails leading through unspoiled fells and dramatic landscapes. Nearby Gosforth and Seascale offer essential amenities, including shops, pubs, and a railway station with links along the Cumbrian coast, with the historic market town of Egremont a short drive away for further conveniences.

Directions

The property can be located using either CA20 1EU or alternatively
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- Ground floor 2 bed apartment in the Wasdale valley
- Stunning location near Wastwater
- Use of communal gardens & residents' parking
- Ideal for a holiday retreat or second home (not for permanent residence)
- Close to some of the finest walking & outdoor adventures in the UK
- Council Tax: Band C
- Tenure: Leasehold
- EPC rating D



ACCOMMODATION

Hallway

Approached via part glazed UPVC door. With electric heater and doors to accommodation.

Lounge/Diner

10' 4" x 19' 9" (3.14m x 6.01m)

Bright reception room with window to front offering fell views, space for dining table, storage cupboard, electric heater and sliding door leading to kitchen.

Kitchen

6' 10" x 9' 7" (2.09m x 2.93m)

Fitted with a range of matching wood wall and base units with contrasting work surfacing incorporating stainless steel sink and drainer. Electric cooker and hob with extractor over, plumbing for washing machine, integrated undercounter fridge, window to front elevation providing fell views.

Bedroom 1

8' 5" x 11' 8" (2.56m x 3.56m)

With window and electric heater.

Bedroom 2

8' 6" x 8' 7" (2.58m x 2.62m)

Double bedroom with window to side elevation offering views towards Scafell.

Bathroom

5' 3" x 8' 1" (1.61m x 2.46m)

Fitted with three piece suite comprising close coupled WC, wash hand basin and panelled bath with shower attachment, fully tiled walls and flooring, obscured window and laddered radiator.





EXTERNALLY

Communal Garden

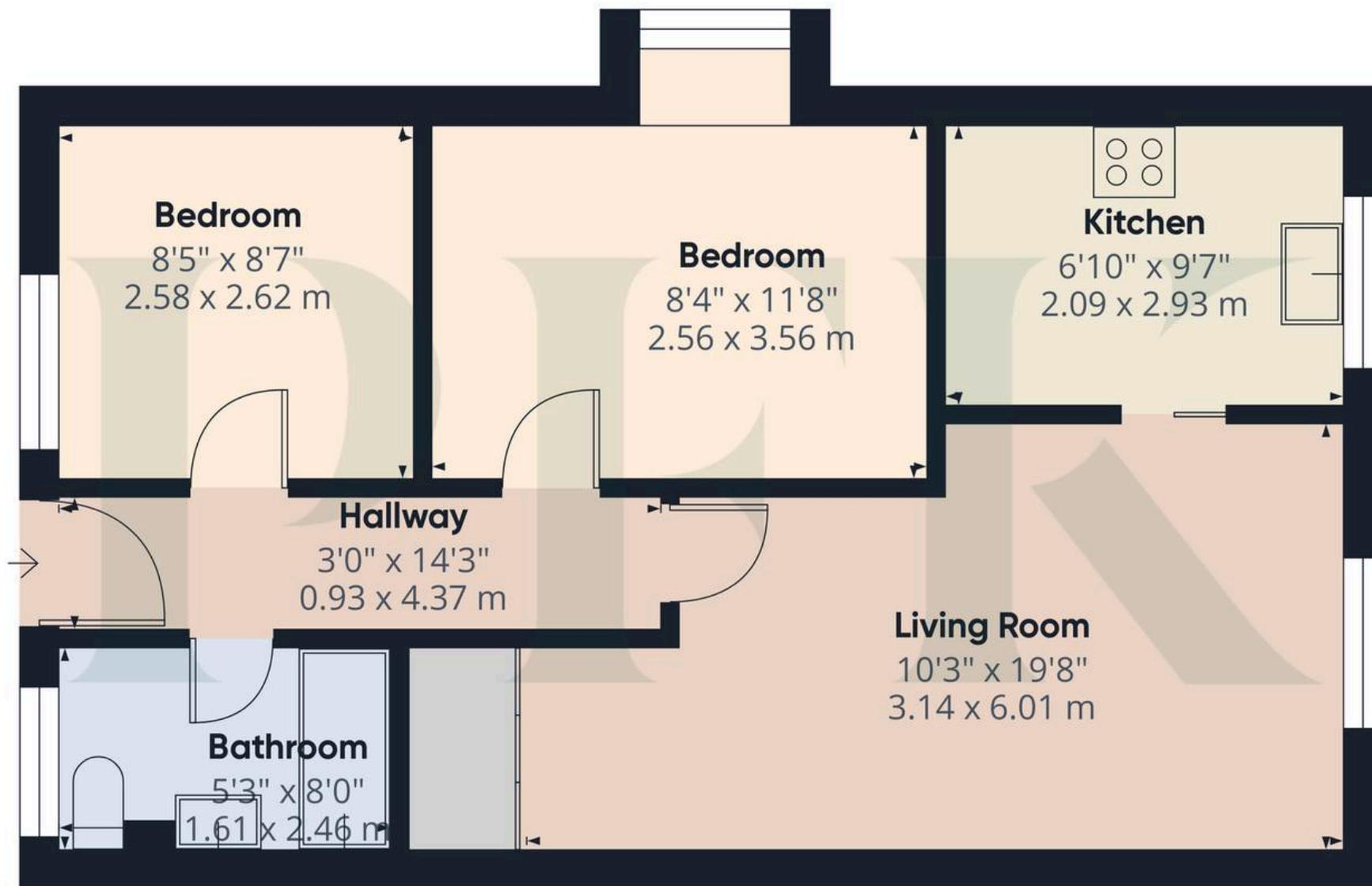
The property benefits from use of communal gardens to the rear.

Off street

2 Parking Spaces

Owners have use of a residents car park which is located opposite the complex.





Approximate total area⁽¹⁾

527.75 ft²

49.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

ADDITIONAL INFORMATION

Services

Mains electricity, water & septic tank drainage. Electric night storage heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

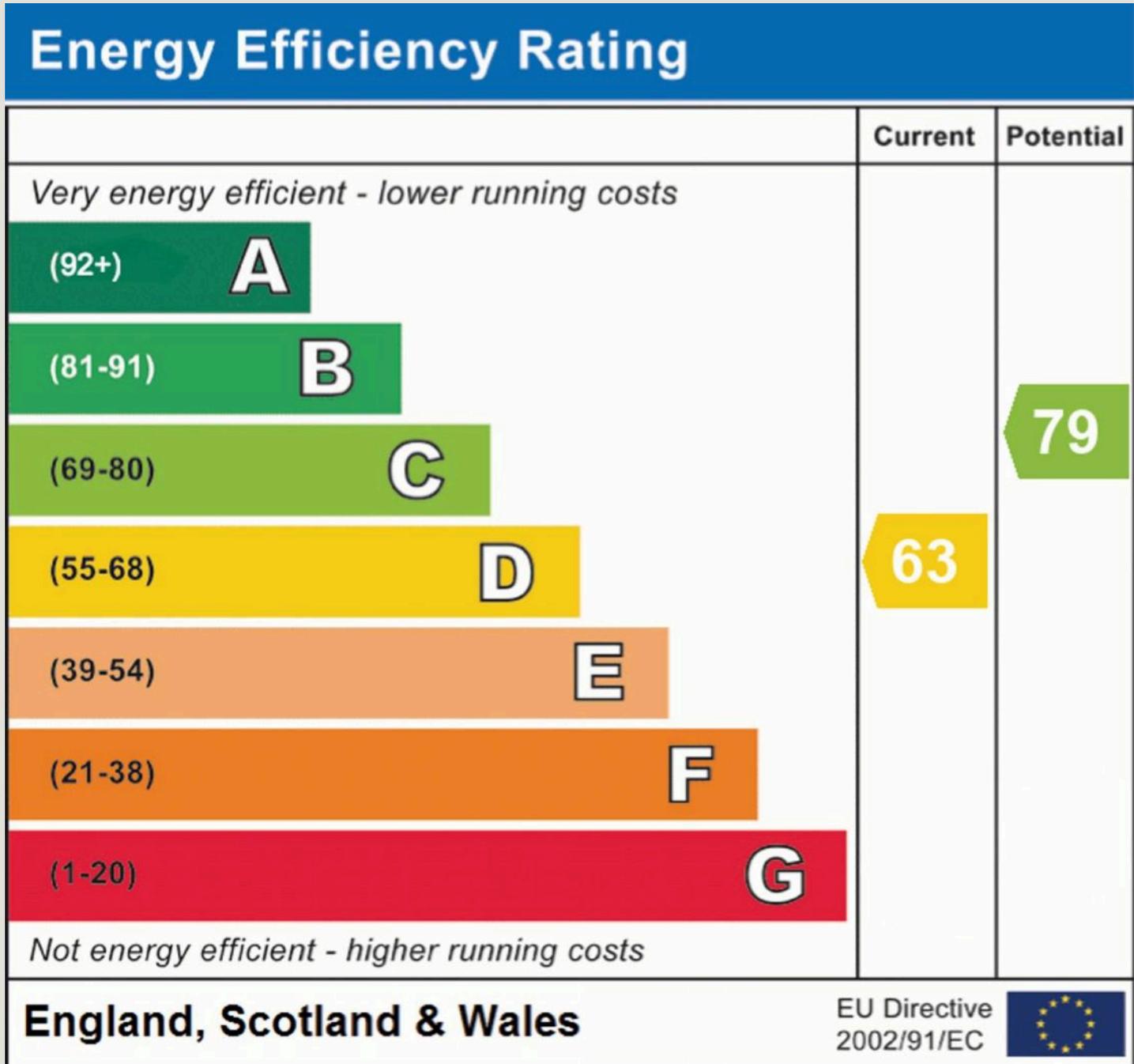
We have been informed that the Greendale Apartments have their own Sewage Treatment system, maintained by the Landlord and Residents Association. We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Leasehold Information

The property is leasehold with a 999 years lease in place, dated from when the apartment was first completed. The service charge is currently £250 per month paid over ten months of the year. We understand the service charge, for maintenance, is reviewed annually, dependent on both recent requirements and forecasted needs. Details available upon request.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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