

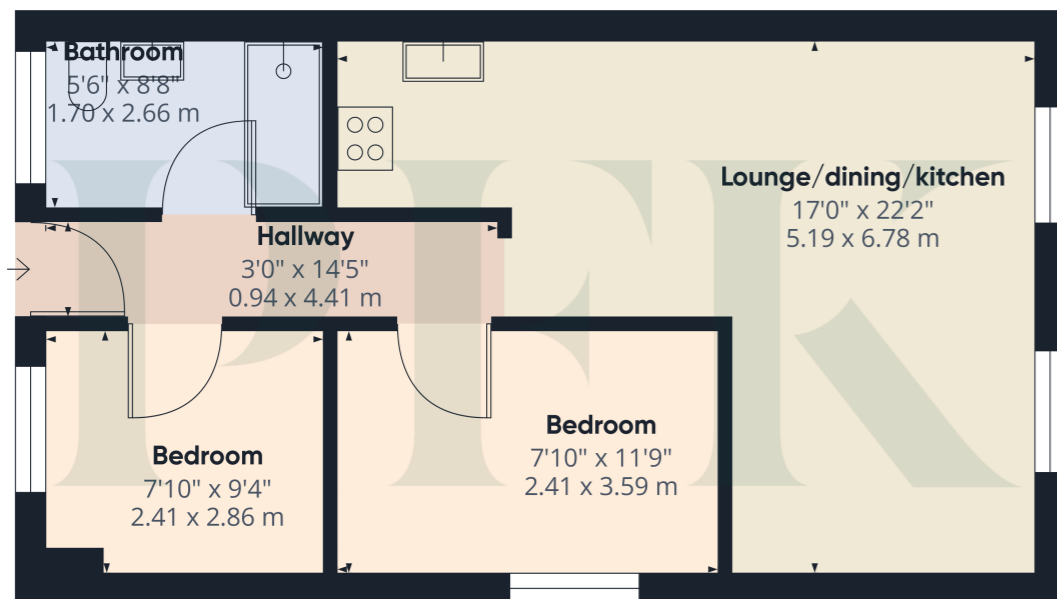
Wasdale View, 3 Andrew House, Greendale Holiday Apartments, Wasdale Head, Seascale, Cumbria, CA20 1EU

- 2 bed, 1st floor apartment
- Successful holiday let
- Council Tax: Assessed for business purposes
- Residents car park
- Great views towards Scafell & Great Gable
- Tenure: leasehold
- On the edge of Wastwater in the LDNP
- Holiday use or 2nd home only
- EPC rating TBC

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PFK

Approximate total area*
523.02 ft²
48.59 m²

(*) 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.

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LOCATION

Wasdale is the most spectacular and unspoilt corner of the Lake District. The valley, with Wastwater at its heart, is hemmed in by rugged mountains, culminating at Wasdale Head with Pillar, Great Gable, Scafell and Scafell Pike arranged in a ring at the end of the valley. There are plenty of things to do in the area with Muncaster Castle and the delightful Ravenglass and Eskdale Railway both a short drive away. There are two good pubs in Nether Wasdale, and the famous Wasdale Head Inn is just four miles away, with the nearest shops in Gosforth, just a ten minute drive. The entire Lake District is accessible for day trips, and the beaches of the west Cumbrian coast are little more than a quarter of an hour by car.

PROPERTY DESCRIPTION

Positioned within the scenic Greendale complex on the doorstep of Wastwater and the iconic Wasdale Head, this beautifully situated two bed, first floor apartment offers an unparalleled blend of natural beauty and tranquility. Designed as the ideal holiday or second home, this apartment cannot be used as a main residence, and boasts far reaching views of the surrounding fells, including the Scafell range and Great Gable, both part of the region's highest and most dramatic landscapes. Its exceptional location within the complex ensures privacy and uninterrupted vistas, making it a rare find in the Lake District National Park.

This charming retreat is currently managed as a successful holiday let, appealing to buyers looking for an investment property or a serene getaway. Details on the current holiday rental usage, revenue potential, and availability of furnishings are available upon request. The apartment briefly comprises entrance hallway, open plan lounge/dining/kitchen, two bedrooms and a three piece shower room. Externally, there are communal grounds which include a residents car park opposite the complex.

Offering a unique chance to own a slice of the Lakes, this property combines the perfect blend of convenience, charm, and one of the most desirable outlooks in Wasdale.

ACCOMMODATION

Entrance Hall

Accessed by with steps leading up to the front of the apartment and a part glazed UPVC front door. With dado rail, loft access hatch, night storage heater, tile effect flooring and doors giving access to all rooms.

Open Plan Lounge/Dining/Kitchen

5.16m x 6.73m (16' 11" x 22' 1") (overall max measurements) A generous open plan area with exposed beam, dado rail and tile effect flooring throughout.

With the apartment benefitting from an elevated and front position in the complex, the living area has two radiators and twin front aspect windows enjoying superb views towards the fells. The kitchen area is fitted with a range of matching wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over and integrated full height fridge freezer.

Bedroom 1

2.41m x 3.59m (7' 11" x 11' 9") A side aspect bedroom with dado rail and electric night storage heater.

Bedroom 2

2.41m x 2.86m (7' 11" x 9' 5") A rear aspect bedroom with dado rail and electric night storage heater.

Shower Room

1.7m x 2.66m (5' 7" x 8' 9") Fitted with a three piece suite comprising concealed cistern WC and wash hand basin set on a vanity unit and walk in shower cubicle with electric shower. Fully tiled walls, laddered towel rail, tile effect flooring and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

There are communal grounds surrounding the property and a residents car park located opposite the complex.

ADDITIONAL INFORMATION

Leasehold Details

The property is leasehold with a 999 year lease in place from 1 July 1986. Service charges can vary between £1000 - £1300 per annum with further details available upon request.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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.

SALE DETAILS

Services: Mains electricity, private water supply & 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Wasdale View can be located using the postcode CA20 1EU. Alternatively by using What3Words///icons.captures.screaming

