

Cumbrian Properties

Old Bakers Cottage, Grasmere



Price Region £439,000

EPC-E

Characterful apartment | Central Grasmere
1 reception room | 2 bedrooms | 2 bathrooms
Successful holiday let sold as a going concern

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2/ OLD BAKERS COTTAGE, LANGDALE ROAD, GRASMERE

Old Bakers Cottage is a cosy, characterful ground floor cottage that has recently been refurbished to an extremely high standard. The property is a successful holiday let investment managed by Cumbrian Cottage Holidays achieving a gross rental income in the region of £30,000 per annum and has proved to be extremely popular due to the standard of accommodation and the central location. The accommodation comprises open plan “L” shaped dining lounge with rural aspect towards Helm Cragg, double bedroom with en-suite bathroom, inner hallway, twin bedroom with en-suite shower room, modern fitted kitchen, rear hallway and utility. Courtyard with garden table and chairs. The cottage presently has a parking permit for nearby car parks. Grasmere is one of Lakelands most famous picturesque villages being a favourite walkers paradise and once being the home of Wordsworth. The village boasts a wealth of characterful properties, cafes, Heaton Cooper Art Gallery, quaint country Inns and Tea Shops. The village sits at the northern tip of Rydal Water with the dramatic Lakeland fells towering above. Grasmere is a ten minute drive from Ambleside, almost midway between Windermere and Keswick making this an ideal holiday cottage location.

The accommodation with approximate measurements briefly comprises:

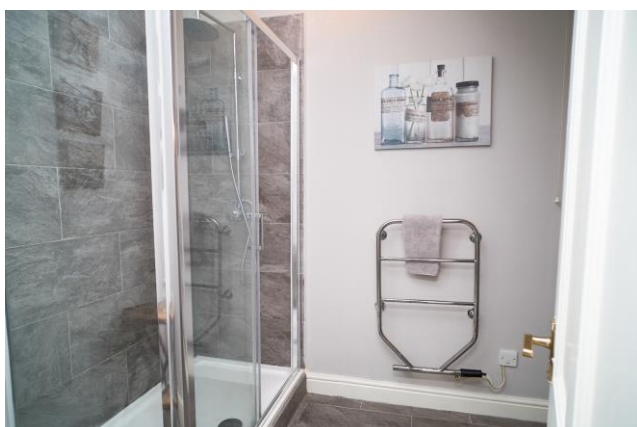
OPEN PLAN L SHAPED DINING LOUNGE (16' x 21'9) Comprising seating around a fireplace with bay window providing delightful rural aspect and views to Helm Cragg. Dining area with door to inner hallway and double bedroom 1.



DINING LOUNGE

BEDROOM 1 (15'8 x 8') Double bedroom with fitted wardrobes and en-suite bathroom.

EN-SUITE BATHROOM Comprising bath, hand basin, shower cubicle and WC.



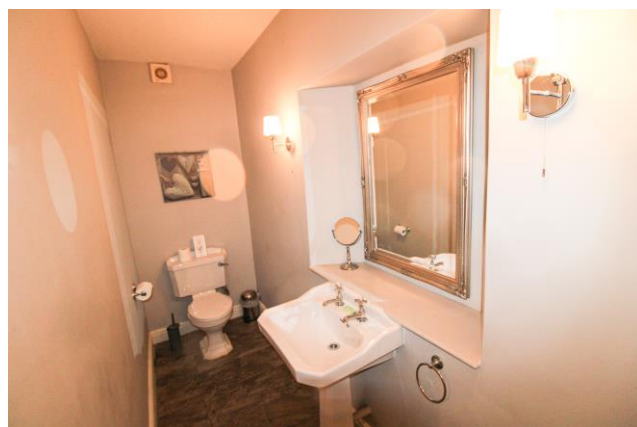
BEDROOM 1 & EN-SUITE

3/ OLD BAKERS COTTAGE, LANGDALE ROAD, GRASMERE

INNER HALLWAY

BEDROOM 2 (13' x 13'2) Twin bedroom with window seat to the front elevation with rural aspect. Door to en-suite shower room.

EN-SUITE SHOWER ROOM With a double shower cubicle and leading to separate WC and hand basin. Ceramic tiled flooring.



BEDROOM 2 & EN-SUITE

KITCHEN (8' + door recess x 11'4) A range of wall and base units with complementary worksurfaces incorporating a one and a half bowl sink unit, electric oven, hob, fridge, integrated dishwasher. Window seat and door to rear hallway.



KITCHEN

REAR HALLWAY Door to rear patio and utility.

UTILITY (9'6 x 4'4) Sink unit, washer/dryer, freezer and window to the rear patio.

OUTSIDE Courtyard with garden table and chairs. The cottage presently has a parking permit for nearby car parks.

4/ OLD BAKERS COTTAGE, LANGDALE ROAD, GRASMERE



COURTYARD

PLEASE NOTE This property is being sold on behalf of a relative of the Directors of Cumbrian Properties ELA Ltd.

TENURE We are informed the tenure is Leasehold. 999 year lease from 18th May 2016.

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.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

