

Cumbrian Properties

Bakers Rest, Grasmere



Price Region £575,000

EPC-D

1st & 2nd floor maisonette | Successful holiday let
1 receptions | 4 bedrooms | 4 bathroom
Sold as a going concern | Sought after location

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ BAKERS REST, LANGDALE ROAD, GRASMERE

A beautifully presented, first and second floor Lakeland stone maisonette that is successfully utilised for holiday let investment property achieving a gross rental income in the region of £40,000 and sold with the benefit of furniture and forward bookings. The property has been tastefully furnished and decorated in contemporary style throughout and may be sold with the Old Bakers Cottage below Price £439,000. The central heated accommodation briefly comprises entrance door opening to a staircase leading to first floor breakfast kitchen, dining lounge and two bedrooms both with en-suite shower rooms. Further two bedrooms with en-suite facilities to the second floor. The property also benefits from two annual parking permits for the local car parks. Grasmere is one of Lakelands most famous picturesque villages being a favourite walkers paradise and once being the home of William 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 and is almost midway between Windermere and Keswick making this an ideal holiday cottage location.

The accommodation with approximate measurements briefly comprises:

Entrance door to stairs leading to landing.

FIRST FLOOR LANDING Airing cupboard, doors to all rooms and door to staircase to the second floor.

BREAKFAST KITCHEN A range of “Shaker” style wall and base units with ceramic tiled splashbacks incorporating an electric double oven and hob with stainless steel extractor hood above. Integrated fridge freezer, dishwasher, microwave and wine cooler. Centre island with seating. Window with pleasant outlook to the rear of the property.



BREAKFAST KITCHEN

DINING LOUNGE Delightful rural aspect to the front of the property with a view to Helm Crag. Seating area leading to dining area.



3/ BAKERS REST, LANGDALE ROAD, GRASMERE

BEDROOM 1 Twin bedroom with **EN-SUITE SHOWER ROOM**

BEDROOM 2 Double bedroom with **EN-SUITE SHOWER ROOM**



BEDROOMS

SECOND FLOOR LANDING Doors to two further bedrooms.

BEDROOM 3 Double bedroom with a view towards Helm Crag and door to the **EN-SUITE BATHROOM**.

BEDROOM 4 Twin bedroom with **EN-SUITE BATHROOM**.



BEDROOMS



FRONT ELEVATION



OUTLOOK

4/ BAKERS REST, LANGDALE ROAD, GRASMERE

GARAGE The property benefits from a garage/store.

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

FIXURES & FITTINGS The property is sold fully furnished to include forward bookings. Management service available with Cumbrian Cottage Holidays.

TENURE We are informed the tenure is Freehold. Subject to the 999 year lease from 18th May 2016 on Old Bakers Cottage below being honoured.

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.

