



## 11 Stuart House Seatallan, Greendale Holiday Apartments, Wasdale Head, Seascale, Cumbria, CA20 1EU

- 2/3 bed ground floor apartment
- Holiday use only
- Tenure: leasehold
- Very close to Wastwater
- Likely to generate attractive income from holiday letting
- Council Tax: Band C
- Stunning setting within the Wasdale Valley in the LDNP
- Small garden & communal car park
- EPC rating TBC

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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

An idyllic, well maintained two bedroom ground floor apartment, located just a short walk to Wastwater in the heart of the Wasdale Valley, one of the most spectacular locations in the Lake District National Park.

The property, which cannot be used as a main residence, is ideal for use as an investment property to secure an income from holiday letting or would make a lovely second home for buyers wishing to immerse themselves in the beauty of the Lakes.

Accommodation briefly consists of open plan kitchen/lounge/diner, two bedrooms, a further room which is currently utilised as a bedroom but could be used for storage or as a utility area, and a modern shower room. There is a low maintenance garden directly to the front of the apartment and residents also have use of the communal car park opposite. With generous accommodation for its purpose, and breathtaking views, viewing is strongly encouraged in order to appreciate this truly stunning setting.

Viewings are through appointment with PFK.

## ACCOMMODATION

### Entrance

Accessed via a small, undercover entrance porch with part glazed wooden door and leading into the open plan lounge/diner/kitchen.

### Lounge/Diner/Kitchen

5.0m x 6.34m (max) (16' 5" x 20' 10") A large open plan space with two front aspect windows. The lounge area has an attractive fireplace housing an electric fire, night storage heater and ample space for a dining table. Open access leads into the kitchen which is fitted with a range of matching, wood wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for under counter fridge and tile effect flooring.

### Inner Hallway

With night storage heater.

### Shower Room

1.46m x 2.36m (4' 9" x 7' 9") Fitted with a three piece suite comprising shower cubicle with mains shower, wash hand basin and corner, close coupled WC. Fully tiled walls and flooring, chrome laddered radiator and extractor fan.

### Bedroom 1

3.53m x 2.39m (11' 7" x 7' 10") A double bedroom with double glazed window, electric heater and storage cupboard.

### Bedroom 2

3.12m x 2.4m (10' 3" x 7' 10") A double bedroom with built in storage cupboard, electric heater and window.

### Storage Room

2.19m x 1.33m (7' 2" x 4' 4") A versatile room with window, currently in use as a bedroom.

## EXTERNALLY

### Garden and Parking

The property benefits from a small lawned garden area to the front, with residents also having use of the large communal car park located opposite the apartments.

## ADDITIONAL INFORMATION

### Leasehold & Service Charge

The property is leasehold with a 999 years lease in place, dated from when the apartment was first completed. The service charge can vary between £1000 to £1300 per annum. 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.

### Referrals and 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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 and septic tank drainage. Electric night storage heaters (with supplementary immersion heater) and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**Viewing:** Through our Cockermouth office, 01900 826205.

**Directions:** Seatallan can be located using the postcode CA20 1EU. Alternatively by using What3Words/////gown.clashing.money

