



# 3 Becksteps Cottages

College Street, Grasmere, LA22 9SY

Guide Price £475,000

# 3 Becksteps Cottages

## Grasmere

Becksteps Cottage is a well proportioned traditional two bedroom mid terrace Lakeland cottage with two shower rooms, one of which is en-suite. A well proportioned property with an attractive and spacious full length dual aspect sitting/dining room with solid oak floor and kitchen to the rear. The property enjoys an attractive low maintenance rear court yard with two highly useful stone stores. Whilst to the front it enjoys a lovely view over the common towards Silver Howe.

The property is currently operating as a highly successful holiday letting with Lakelovers which generates a gross annual income in excess of £30,000. No further bookings for 2025. The sale includes the contents apart from a few pictures and small items.

Becksteps Cottage is ideally positioned within the village centre overlooking the village common. Grasmere is a highly popular Lakeland village made famous for its literary connections to William Wordsworth and its famous Grasmere Gingerbread. There are a wide variety of amenities including a selection of shops, cafe's, restaurants, public houses and a Primary School.





## Accommodation

Front door leading into vestibule with tiled floor and gas meter. Internal glazed door into;

## Open Plan Sitting Room/Dining Room

Attractive dual aspect room with two window seats, alcove electric (Smart) meter cupboard and open fire place with local slate hearth and wooden surround. Oak floor, useful under stairs cupboard. Telephone and TV point. Attractive country views over the village green.

## Kitchen

Contemporary selection of wall and base units with worktop and one and half bowl stainless steel sink unit with mixer tap. Electric cooker point, extractor, wall mounted combi gas boiler, washing machine, two fridges and dishwasher. Part tiled walls, tiled floor and two windows. Views over courtyard. External Rear glazed door.

## First Floor

Landing with substantial storage cupboard.

## Bedroom One

Spacious double room with fitted mirrored wardrobe and dresser. Attractive views towards Silver Howe over the village green. TV and telephone points.

## Ensuite

Modern three piece suite, comprising shower cubicle, pedestal wash hand basin and WC. Fully wall and floor tiled, heated towel rail, extractor fan and loft hatch.



## Bedroom Two

Twin dual aspect room with views towards Stone Arthur. TV and telephone point.

## Shower Room

Three piece suite comprising corner shower cubicle, pedestal wash hand basin and WC. Extractor.

## Outside

Rear gravelled courtyard with sunny aspect and attractive views. Coal store. Potting shed with flagged floor houses tumble drier and freezer which makes it a useful storage facility. The vendors currently purchase an annual parking permit within the village for circa £600. Please note there is a right of way for the neighbouring property of No 4 Becksteps Cottages to cross neighbouring properties to rear lane.

## Tenure

Freehold.

## Services

All mains services are connected.

## Rateable Value

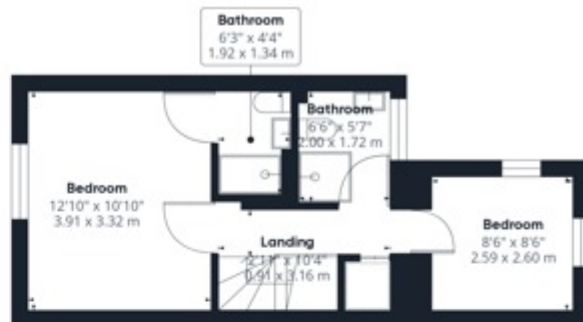
To be confirmed.

## Broadband

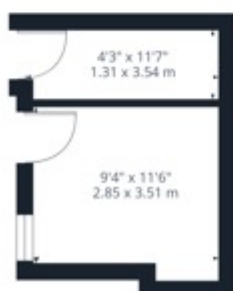
Superfast download speed of 80 Mbps and upload speed of 20 Mbps as per the Ofcom website.



Floor 0 Building 1



Floor 1 Building 1



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

### Directions

From Ambleside head towards Grasmere on the A591 turn immediately left at the mini roundabout at the southern end of Grasmere. Continue through the village over the bridge past the church on the right, continue into the village centre where the bus stop and the village common are. Turn right into College Street and the property can be found in the terrace on the left.

### What3words

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		