

Hawkshead

£400,000

2 Brown Cow Cottages, Hawkshead, Ambleside, Cumbria, LA22 0PH

A Grade II Listed cottage, superbly positioned in one of the prettiest historic squares in the very heart of picturesque Hawkshead. A fantastic opportunity, whether you are seeking a dream home, a superb holiday let or an idyllic weekend retreat.

There are 3 bedrooms and 2 reception rooms, a truly wonderful home with a wealth of character and retaining many original features.

Quick Overview

Charming 17th Century mid terraced cottage

Two reception rooms and kitchen

Superb setting in the heart of Hawkshead

Easily managed patio garden.

No chain

A truly wonderful character property

Grade II Listed Building

Perfect holiday let, weekend retreat or permanent home

Walks from the doorstep

Superfast (80Mbps) Broadband Available*



3



1



2



E



Superfast
Broadband

Property Reference: AM3961



Sitting Room



Kitchen



Kitchen

Location Leave Ambleside village centre on the A593 signposted towards Coniston. Take the left hand turn signposted Hawkshead and cross the river Brathay on the B5286. Follow this road south for three or four miles and the village of Hawkshead comes into view.

As you pass the edge of the village, the road bears sharply to the left then to right; then take the second turning on your right (passing between the two sections of Hawkshead Car Park) followed by the first turning on your right. The entrance to the property can be found opposite Kittchen and though the double gates on foot.

What3Words ///rolled.sheets.armrests

Description Dating back to the 17th Century, 2 Brown Cow Cottages is a stone and slated cottage (formerly a pub going way back!) and thought to be one of many Grade II listed buildings in this beautiful village. The entrance hall leads to the welcoming sitting room with exposed beams, large recessed window with window seat, original spice cupboard and traditional Inglenook style fireplace surround. The characterful kitchen with its original Oak door and stone flagged floor, is fitted with wall and base units with complementary work surfaces, ceramic sink with mixer tap and drainer, shelved storage cupboard, integrated dishwasher and plumbing for washing machine. A Rayburn range cooker is installed which heats the water and radiators. The snug may have a low ceiling height but is perfect for a second sitting room, dining room or simply providing useful additional storage. On the first floor there are three bedrooms and a bathroom comprising bath, shower unit with rainfall shower, wash basin and WC.

Whether you are an investor, someone seeking a lifestyle change, or indeed a combination of the two, what better place could there be to live?

Accommodation (with approximate dimensions)
Covered Porch

Entrance Hall

Sitting Room 13' 1" max x 12' 3" max (3.99m x 3.73m)

Kitchen 16' 5" max x 10' 6" max (5m x 3.2m)

Snug 10' 10" max x 8' 9" max (3.3m x 2.67m)

First Floor

Bedroom 1 13' 7" x 10' 1" (4.14m x 3.07m)

Bedroom 2 13' 7" x 8' 1" (4.14m x 2.46m)

Bedroom 3 11' 5" max x 9' 11" (3.48m max x 3.02m)

Bathroom

Outside

Garden Small pretty forecourt garden and original coal store ideal for storing bikes and outdoor equipment.

Property Information

Services The property is connected to mains electricity, water and drainage. The water and the radiators are warmed by the Rayburn.

*Broadband checked on <https://checker.ofcom.org/> 9th June 2023 - not verified.

Tenure Freehold.

We understand that the property has a flying freehold whereby 1 Brown Cow Cottages overlaps the kitchen, and 3 Brown Cow Cottages has a slight flying freehold in the entrance hall.

Council Tax Westmorland and Furness District Council - Band D.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Snug



Bedroom 1



Bedroom 2

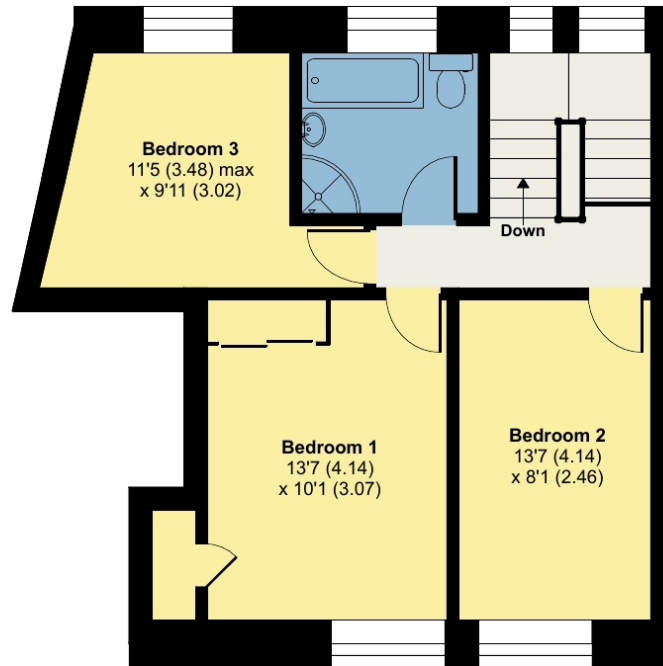


Garden

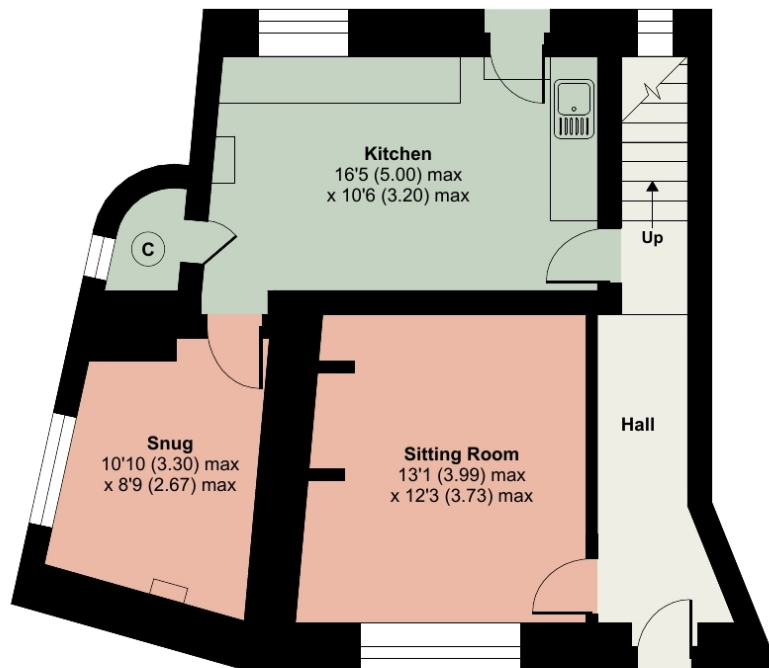
2 Brown Cow Cottages, Hawkshead, Ambleside, LA22

Approximate Area = 1097 sq ft / 101.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 995819

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