



## Hawkshead

£320,000

### Kings Yard Cottage, 15 Kings Yard, Hawkshead, Cumbria, LA22 0QP

Enjoying lovely views to Latterbarrow and being just a few hundred yards from the centre of beautiful Hawkshead, this three bed roomed end of terrace cottage includes a parking space and enjoys superb access to a wide variety of delightful walks.

The bright accommodation comprises an entrance porch, an open plan living room/ kitchen, 3 bedrooms, shower room, and parking. The perfect family home, weekend retreat or holiday let in the most picturesque of villages.

#### Quick Overview

End of Terrace Lakeland cottage

3 bedrooms

Delightful views to Latterbarrow

Superb location just a short stroll from the heart of Hawkshead

Currently a successful holiday let

No chain

Easily maintained patio garden to front

Car parking space

Superfast (80Mbps) Broadband Available\*



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Superfast  
Broadband



Car Parking Space

Property Reference: AM4003



Living Room



Kitchen



Bedroom 1



Shower Room

**Location** Leave Ambleside village centre on the A593 signposted towards Coniston and take the left hand turn signposted for Hawkshead crossing the river Brathay on to the B5286. Follow this road south for approximately 4 miles to Hawkshead. Prior to the main road which leads into Hawkshead village itself, is a right hand turning which leads into Kings Yard, where Kings Yard Cottage can be found on the right hand side. There is car parking provision to the rear.

**What3Words** ///infinite.screening.bike

**Description** It is never easy to find a welcoming cottage which is both conveniently close to the centre of any of the Lake Districts prettiest villages and yet also enjoys lovely fell views. Harder still to locate one which also has its own parking space.

Superbly placed, just a short level stroll away from the heart of the beautiful village of Hawkshead which is blessed with a wonderful array of superb traditional Lakeland Inns, charming cafes and a variety of shops all arranged around picturesque little alleyways and cobbled yards, this quirky cottage with its hexagonal footprint also enjoys delightful views to Latterbarrow. A bright and attractive end of terrace property, Kings Yard Cottage is equally suited to being the perfect family home, a fabulous "lock up and leave" weekend retreat or as it is now, an idyllic holiday let with Travel Chapter.

The cosy accommodation includes an open plan living room/kitchen on the ground floor, enjoying "double double" aspect (having windows on four sides), therefore being lovely and light, bright and airy, with ample space to cook, relax and dine. The kitchen has integrated oven and grill, a Diplomat 4 ring ceramic hob with extractor over, and a Hoover washer/dryer. There are three bedrooms and the shower room above, with a private car parking space at the rear.

A superb and rare opportunity not to be missed.

### **Accommodation (with approximate dimensions)**

#### **Ground Floor**

**Entrance Porch** With in built cupboard for coat and boot storage.

**Open Plan Living Room/Kitchen** 22' x 21' 9" (6.70m x 6.62m)

**Living Room** With stairs to the first floor, and an integrated under stair storage cupboard.

#### **Kitchen**

#### **First Floor**

**Landing** With over stair linen cupboard housing the Worcester combi boiler. Loft access point.

**Bedroom 1** 15' 8" x 9' 10" (4.78m max x 3.01m max) Dual aspect double room.

**Bedroom 2** 14' 6" x 10' 4" (4.41m max x 3.15m ave) Dual aspect, currently utilised as a twin, and having views of Latterbarrow and surrounding countryside.

**Bedroom 3** 11' 0" x 6' 1" (3.36m max x 1.84m max) A single room with fell views.

**Shower Room** Tiled walls and floor and having a three piece suite comprising a corner glazed shower unit, pedestal wash basin, and WC. Having a heated ladder style towel rail/radiator.

#### Outside

**Parking** Benefitting from an allocated parking space to the rear.

**Patio** A small flagged easily maintained patio area to the front.

#### Property Information

**Services** This property is connected to mains gas, electricity, water and drainage. Gas central heating to radiators, and double glazing.

**Business Rates** Kings Yard Cottage has a rateable value of £2,850 with the amount payable for 2023/24 being £1,422.15. Small business rate relief may be available.

**Tenure** Freehold.

**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).



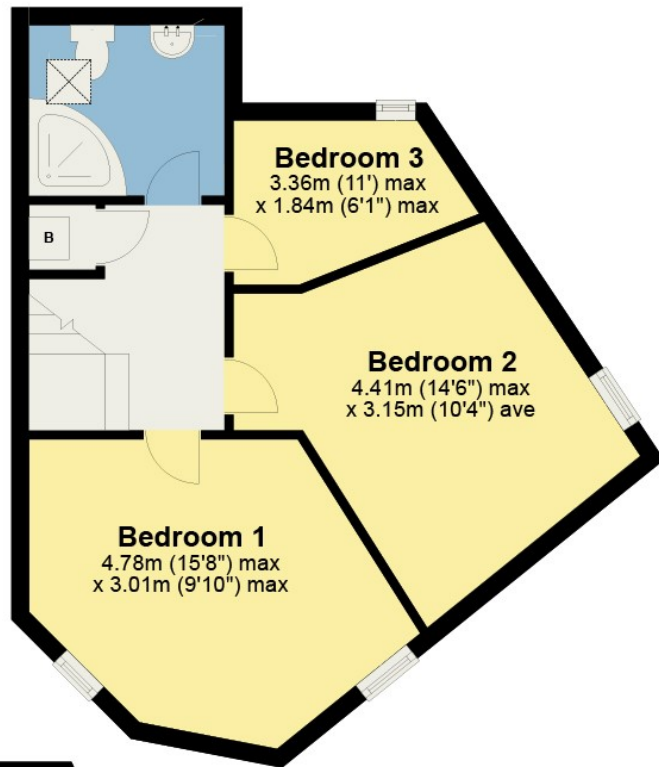
Bedroom 2



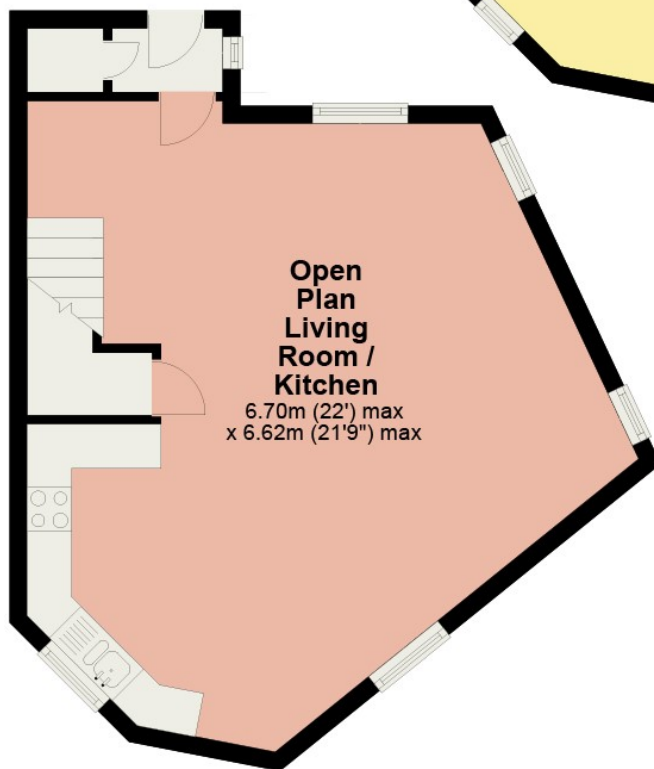
Dining Area



## First Floor



## Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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