

## Hawkshead

**£125,000**

Ivy House , Main Street, Hawkshead, Cumbria,  
LA22 0NS

Welcome to this exquisite 6-bedroom guest house, boasting beautiful decor and offering a fantastic prospect for a new business venture.

Situated in a prime location, this property is available for lease with a 8 year term, providing an excellent prospect to establish and grow your own successful guest house business. With rent of £35,000 pa.

### Quick Overview

Beautiful 6 Double Bedroomed  
accommodation

Walking Distance to Main Village

Close to local amenities

8 year lease available

Rent £35,000 pa.

Wonderful lifestyle opportunity

Superfast (80Mbps) broadband available

6 Private Parking Spaces



6



6



3



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Superfast  
Broadband



Parking for  
6 cars

Property Reference: AM4007





Sitting Room



Bedroom 4



Dining Room



Ensuite to Bedroom 6

**Location** Hawkshead is a beautiful and popular conservation village at the heart of the Lake District National Park at the northern tip of Esthwaite Water roughly midway between Lake Windermere and Coniston Water and is surrounded by magnificent scenery.

Leave Ambleside village centre on the A593 signposted towards Coniston taking the left hand turn signposted for Hawkshead crossing the River Brathay on the B5286 at Clappersgate. Follow this road south for approximately 3 miles and the village of Hawkshead comes into view. Just as the road bears sharply left before the main body of the village, continue straight ahead onto the original main street (this involves turning right, off the main thoroughfare). Ivy House is then found on the right hand side with private parking at the rear. Main Street is no longer the main thoroughfare through the village.

**What3Words** ///muffin.receiving.pickles

**Description** Welcome to this charming and unique 6 bedroom guest house, offering a delightful blend of character and modern comfort. Each bedroom boasts its own ensuite bath/shower room, ensuring privacy and convenience for all guests.

Step inside into the light entrance hall and be greeted by the quirky and inviting reception rooms one of which is the breakfast room and two are sitting rooms perfect for entertaining and creating memorable experiences with your guests. With three reception rooms to choose from, there is ample space for relaxation, socializing, and enjoying quality time for anyone staying. The commercial style kitchen is also located on the ground floor and is equipped with a Belling double oven, stainless steel worktops and sinks, dishwasher and has plumbing for a washing machine.

The 6 double letting bedrooms are thoughtfully designed with 5 of the ensuite's being shower rooms featuring a Mira shower, wc, wash basin and heated towel rail and 1 being an ensuite bathroom with a Mira shower over a panel bath, wc, wash basin and heated towel rail.

Outside, the property continues to impress with its beautiful seating area which catches the morning sun.

With its idyllic location, Ivy House is surrounded by stunning natural beauty, offering guests the a perfect base for exploring the wider Lake District, with its stunning lakes, majestic mountains, and charming villages. From boat trips on Lake Windermere to visits to Beatrix Potter's former home, there is something for everyone to enjoy. The village itself is steeped in history and boasts a range of quaint shops, traditional pubs, and charming cafes, providing a true taste of village life.



Don't miss out on the opportunity to make this unique guest house that combines character, comfort, and endless possibilities part of your life contact us today to arrange a viewing.

### Accommodation (with approximate dimensions)

#### Ground Floor

Sitting Room 17' 1" x 14' 3" (5.21m x 4.34m)

Dining Room 17' 0" x 14' 0" (5.18m x 4.27m)

Lounge 15' 6" x 13' 2" (4.72m x 4.01m)

Kitchen 15' 6" x 13' 2" (4.72m x 4.01m)

Bedroom 6 13' 4" x 13' 0" (4.06m x 3.96m)

Ensuite Shower Room

#### First Floor

Bedroom 1 13' 10" x 13' 4" (4.22m x 4.06m)

Ensuite Shower Room

Bedroom 2 15' 0" x 14' 1" (4.57m x 4.29m)

Ensuite Shower Room

Bedroom 3 12' 4" x 10' 8" (3.76m x 3.25m)

Ensuite Shower Room

Bedroom 4 15' 4" x 8' 8" (4.67m x 2.64m)

Ensuite Bathroom

Bedroom 5 17' 9" x 9' 9" (5.41m x 2.97m)

### Property Information

**Outside** To the front of the property there is a seating area the perfect place to enjoy breakfast on a sunny day.

**Parking** To the rear of the property there is private parking for up to 6 cars.

**Services** This property is connected to mains electricity, water and drainage.

\* The broadband was checked on <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA220NS&uprn=100110756504> on Thursday 11th January 2024.

**Tenure** The property is leasehold on a 8 year lease.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

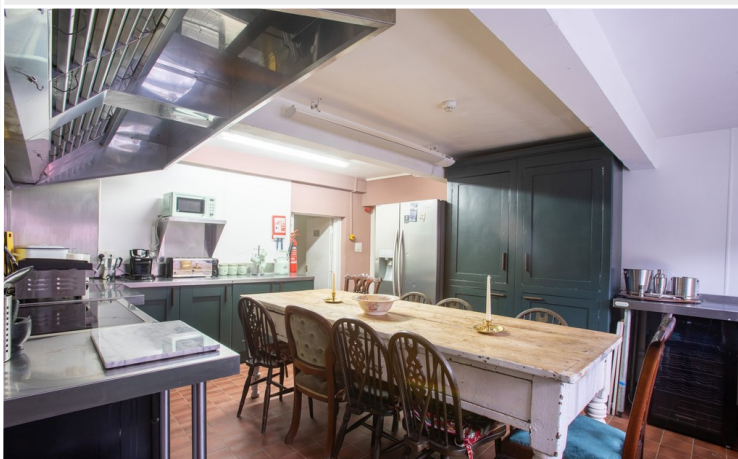
**Business Rates** The property has a rateable value of £8,500 with the amount payable for 2024 being £4,241.50. Small business rates relief may be available



Bedroom 1



Entrance Hall

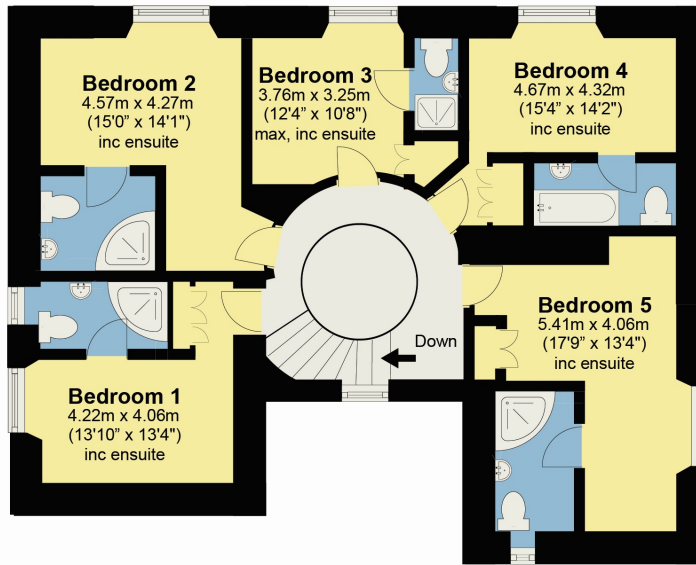


Kitchen

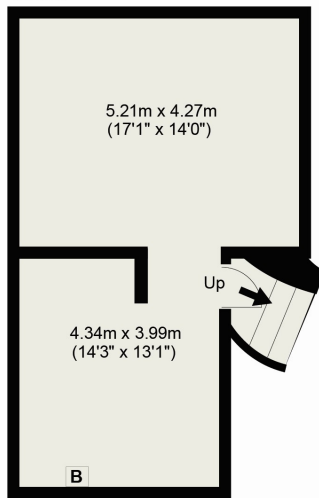


Front Seating area

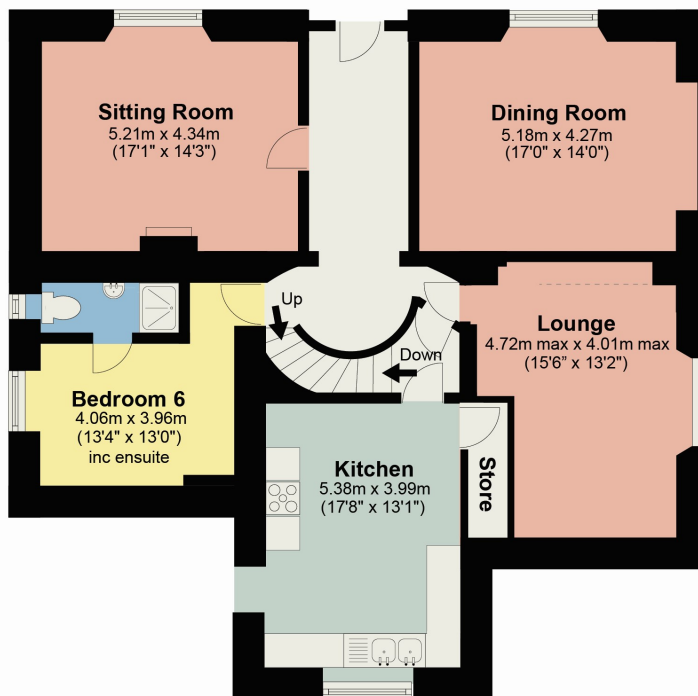
### First Floor



### Cellar



### 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. REF: An4007

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

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