



# Hawkshead Hill

£725,000

South View Cottage, Hawkshead Hill, Ambleside, Cumbria, LA22 0PS

This idyllic Lakeland cottage welcomes you in with its beamed ceilings, oak doors and bright accommodation.

Having a lovely lounge, a superb spacious kitchen, separate dining room/snug, shower/utility room, 3 double bedrooms (one being en suite), modern bathroom, undercroft, cottage gardens and plenty of parking

Perfect as a family home, a wonderful holiday let or weekend retreat.

## Quick Overview

- Semi-detached Lakeland cottage
- 3 Double bedrooms/3 bathrooms one being ensuite
- Family kitchen with dining area/snug
- Light and airy living spaces
- Idyllic location
- Well stocked cottage gardens
- Ideal home or holiday let
- Fell walks from the doorstep
- Off road parking
- Standard (16 Mbps) Broadband Available - Openreach network



3



3



2



E



Standard Broadband



Off Road Parking

Property Reference: AM4071



Sitting Room



Kitchen



Dining Area



Snug

**Description** Believed to date from the 17th century this pretty as a picture cottage is full of charm and character inside.

Surrounded by stunning scenery this well balanced 3 bedroomed, 2 reception roomed accommodation also has gorgeous cottage gardens and ample parking - what more could you ask for?

**Location** Hawkshead Hill is a quiet unspoilt hamlet situated just off the road linking Hawkshead and Coniston.

Hawkshead, just a few minutes drive away, is one of the most picturesque of villages, blessed with a delightful combination of traditional squares and intriguing alleyways and offers a charming variety of highly regarded shops, cafes and traditional Lakeland inns.

Coniston in the opposite direction, offers more amenities, and the dramatic high fells are also accessible for the more adventurous.

**Property Overview** The timber stable door sets the scene for the rest of this delightful cottage. The entrance hall with slate flagged floor has ample space for dealing with wet coats, muddy boots or soggy dogs, whilst stairs lead to the first floor.

To the right is the welcoming dual aspect sitting room, with characterful exposed timbers and wood burning stove set upon a slate hearth, just perfect for gathering with friends and family. To the left is a splendidly spacious kitchen, with its flagged floor, exposed beams, soft close base units and brushed brass sink this room oozes both style and character. Integrated appliances include an electric AGA and a CDA dishwasher. A few steps down is the utility/ shower room, having fitted wall units, plumbing provision for an automatic washing machine and a three piece suite comprising shower within a glazed cubicle, wash basin and WC. Situated just beyond the kitchen is the triple aspect dining room, light and bright with the Velux above the dining space which is supplemented by a cosy snug area complete with contemporary wood burning stove. Ideal for multi generational gatherings or when entertaining.

On the first floor are three good sized and evenly balanced double bedrooms. The main bedroom has charming exposed beams, southerly views and an ensuite luxury shower room having tiled walls and floor, a rainfall shower with additional attachment and a contemporary RAK basin with mixer tap. The further two bedrooms have beams and countryside views to the south, one currently utilised as a twin. The modern family bathroom, just off the landing, boasts exposed beams, and a modern three piece suite comprising an L- shaped bath with modern shower over, wash basin set above a vanity style unit, and a WC. Additionally there is a heated ladder style towel rail.

Accessed from outside is a very useful and spacious undercroft perfect for the storage of bikes, outdoor or gardening equipment. A patio garden to the front of the cottage provides an ideal spot for that morning coffee, whilst a further garden close by is primarily set to lawn and enjoys westerly views. In the area adjoining this second garden is ample parking space for a number of vehicles.

This is a truly lovely home in an idyllic setting and is highly recommended for an early viewing.

### Accommodation (with approximate dimensions)

Entrance Hall

Sitting Room 16' 11" x 11' 5" (5.16m x 3.48m)

Kitchen 17' 1" x 11' 9" (5.21m x 3.58m)

Dining Room/Snug 18' 8" x 18' 0" (5.69m max x 5.49m max)

Utility/Shower Room

First Floor

Landing

Bedroom 1 12' 8" x 10' 11" (3.86m x 3.33m)

Ensuite Shower Room

Bedroom 2 8' 11" x 10' 0" (2.72m x 3.05m)

Bedroom 3 12' 3" x 8' 11" (3.73m max x 2.72m)

House Bathroom

Outside

Undercroft 18' 0" x 10' 6" (5.49m x 3.2m)

### Property Information

**Directions** From Ambleside take the A593 heading towards Coniston turning left over the River Brathay onto the B5286 signposted for Hawkshead. After approximately three and a half miles take the turning on the right hand side signposted for Hawkshead Hill and Coniston adjacent to Hawkshead Hall Farm. Then take the next turning immediately on the right, signposted Skinner How Lane. Follow this lane for approximately half a mile and South View Cottage will be found on the left hand side with ample car parking.

**What3Words** ///relatives.store.flute

**Services** This property is connected to mains electricity, water and private drainage. Oil central heating to radiators.

**Council Tax** Westmorland and Furness District Council - Band G

**Tenure** Freehold.

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Bedroom 1



Bedroom 3



Garden



OS Map Ref 100025026

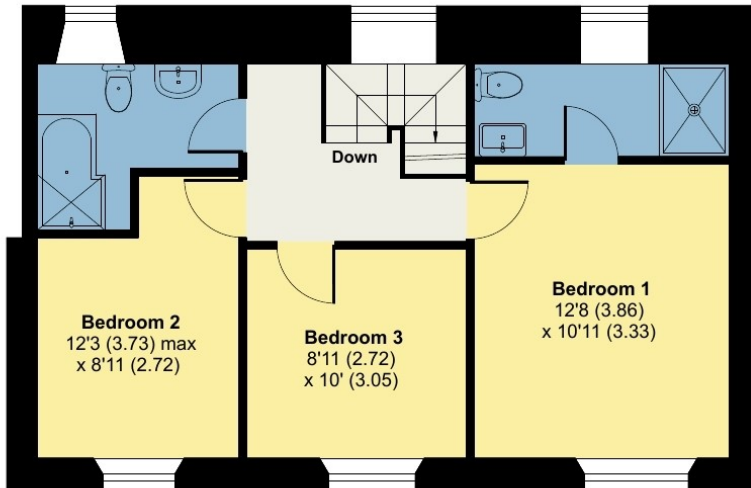
# Hawkshead Hill, Ambleside, LA22

Approximate Area = 1406 sq ft / 130.6 sq m

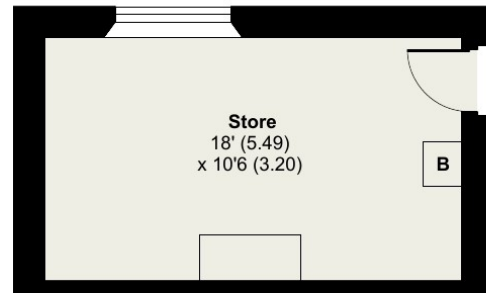
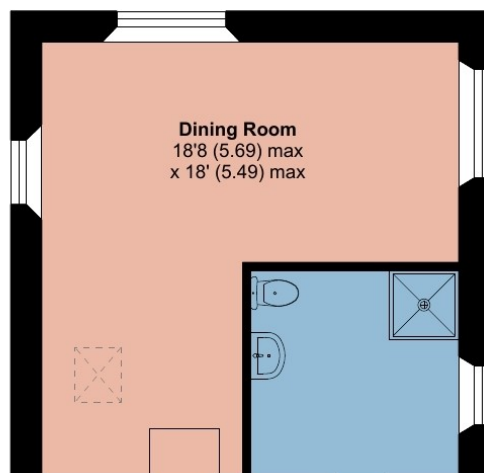
Outbuilding = 189 sq ft / 17.5 sq m

Total = 1595 sq ft / 148.1 sq m

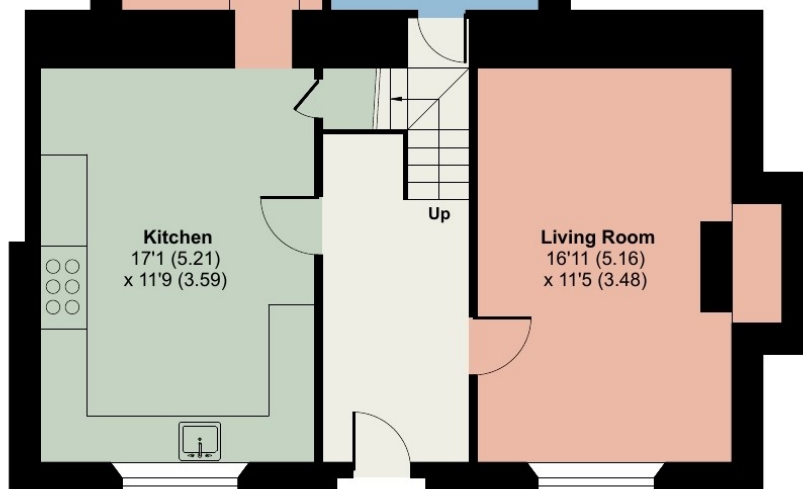
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1166056

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