



Hawkshead

£675,000

Greenbank, Main Street, Hawkshead, Cumbria, LA22 0NS

Perfectly placed for access to the heart of lovely Hawkshead, this semi detached double bay fronted home is full of characterful features. Bright and spacious with 8 bedrooms/7 bathrooms and enjoying wonderful views to Latterbarrow and surrounding countryside. Already a popular holiday let but would make a fabulous family home.

Quick Overview

- Double fronted semi detached home
- 7/8 Bedrooms with facilities
- 3 Spacious reception rooms
- Kitchen plus boot room and utility
- Wonderful fell and countryside views
- Patio gardens to the front
- Close to Hawkshead amenities
- Full of character - Ideal home or holiday let
- Private driveway parking
- Superfast Broadband



8



7



3



E



Superfast
Broadband
Available



Private Driveway
Parking

Property Reference: AM4149



Living Room



Living Room



TV Room



Snug

If location is the all important factor in finding the right home what ingredients might you require? Accessibility to shops, pubs, schools maybe? A genuine village community to enjoy? Are wonderful views high on your tick list? A bit of peace and quiet? Maybe it is not all about location for you. Perhaps you want to find a home which you can really make your own (whether that is a family home, second home or holiday let) and still add value? Or have you found that you can live wherever you choose and work from home, you just need the accommodation in which to do that without compromising either your home or work space? Maybe you have an elderly relative (or even a young one or two) and need the space to accommodate them without losing privacy and independence on either side? Believe it or not Greenbank ticks all these boxes and then some. Whilst this much loved home would now stand a little updating in places there is great potential to further develop the accommodation.

Greenbank has kerb appeal in abundance. Impressive without being at all ostentatious, leaning heavily towards the "welcoming" end of the spectrum, this is a home which will undoubtedly win the heart of anyone who visits, the inherent original character very much shines through.

Approaching the property via the generous covered porch - the entrance hall beyond really sets the tone for the rest of this wonderful home. Welcoming and full of character with shaped archway, beautiful timber flooring and a lovely high ceiling with coving, this is a wonderful open space for greeting visitors. There is ample space for dealing with damp coats and muddy boots. Stairs lead to the first floor and there is a useful understair storage cupboard with light.

The bay windowed lounge benefits from an impressive open fire, set upon a slate hearth with timber surround, this is a real focal point to the room which can be enjoyed at its full length ideal for a grand occasion/ large gathering where one larger space is required or more cosily separated off by a curtain to make an additional reception area perhaps utilised as a television/reading room with satellite TV connection.

There is a separate dining room, again benefitting from an impressive bay window to the front, this is a generous room in which to entertain, or gather with friends and family. The cosy snug just beyond blends seamlessly with this space, with characterful features which include an exposed timber beam and slate sill.

The dual aspect kitchen occupies the older original part of the house, dating back to the 17th Century. The red quarry tiles are both practical/ hardwearing and cheerful. This is a bright spacious room in which to prepare and cook food, with a double stainless steel sink and mixer tap for dealing with the aftermath. The tiled floor continues through to the boot room, with interesting exposed slate slabs forming part of the wall, full of history. An external door here, and a shower cloakroom makes this a wonderful space for dealing with muddy members of the family - whether the two legged variety or four. The utility room has plumbing provision for an automatic washing machine, and tumble dry er, and additionally there is a store room (3.16m x 2.25m) with light.

Heading up the stairs, the landing splits. To the left hand side are four double bedrooms (having their own shower, wash basin and WC facilities) and a single bedroom with sink. All enjoy lovely views, whether to the open countryside and beyond to the local fell of Latterbarrow, or to the local church. Some also feature wide window sills, perfect for utilising as a seat and taking a moment or two to pause and watch the world go by.

Heading back to the split landing, to the right is the house shower room with Grohe shower set within a curved corner unit, pedestal wash hand



View



Front Garden and Seating Areas



Kitchen



Dining Room



Boot Room



Private Parking Area

basin and WC. There is also a dedicated house bathroom with a retro pink suite comprising a bath, pedestal wash hand basin and WC. The double linen cupboard here houses the pressurised hot water cylinder.

Progressing along the inner hallway - once thought to have been a spinners gallery, are further bedrooms, which include a double and a single, both having wash hand basins. There is also a room currently used as a home office/work studio which could be utilised as an eighth bedroom - the choice is yours.

Outside is a front garden with established shrubs, and not one but two flagged patio areas, ideal for that morning coffee, or a glass of something cool at the end of the day, or perhaps for a barbeque should the weather allow. There is a boiler room, and oil tank neatly hidden from sight, whilst the private driveway allows parking for at least five cars.

Early viewing is an absolute must if you don't want to miss out on a remarkable opportunity.

Location If you are seeking a holiday let or weekend what could be better? The beautiful historic village of Hawkshead is virtually on your doorstep and you can enjoy innumerable wonderful walks quite literally from the gate.

Hawkshead is idyllically placed at the northern end of Esthwaite Water and Grizedale forest, roughly midway between the beautiful lakes of Windermere and Coniston Water.

Hawkshead is a most picturesque village, blessed with a delightful combination of traditional squares, intriguing alleyways and offering a charming variety of highly regarded shops, cafes and traditional Lakeland inns, and if this isn't enough, all that Ambleside has to offer is not far away.

There are lovely views over rolling fields to the surrounding fells including Latterbarrow from the house and also includes the distinctive and beautiful Hawkshead church in the other direction.

Accommodation (with approximate dimensions)

Covered Porch

Entrance Hall

Bay Fronted Lounge/Living Room 12' 10" x 11' 11" (3.91m x 3.63m to bay)

TV Room 11' 3" x 10' 5" (3.43m max x 3.18m)

Bay Fronted Dining Room 12' 11" x 12' 0" (3.94m x 3.66m to bay)

Snug 12' 0" x 10' 6" (3.66m x 3.2m max)

Kitchen 17' 0" x 10' 5" (5.19m x 3.18m)

Boot Room

Shower Room/WC Cloakroom

Utility 8' 10" x 7' 3" (2.69m x 2.21m)



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5

Store 10' 4" x 7' 5" (3.16m x 2.25m)

First Floor

Bedroom 1 and facilities 11' 11" x 11' 7" (3.63m x 3.53m) Twin, Bristan shower, wall hung basin and WC.

Bedroom 2 with facilities 11' 11" x 11' 8" (3.63m maxx 3.56m) A double Room blue suite with Mira shower.

Bedroom 8 8' 6" x 6' 6" (2.59m x 1.98m) Single with wash hand basin.

Bedroom 3 with facilities 11'11" x 10'4" (3.62m 3.14m) Double room, Mira shower, was hand basin, WC.

Bedroom 4 with facilities 10'5" x 9' (3.17m 2.74m) Double, Bristan shower, wash hand basin, WC

House Shower Room

House Bathroom

Bedroom 7/Office 9' 3" x 7' 10" (2.82m x 2.39m)

Bedroom 6 9' 2" x 8' 11" (2.79m x 2.72m)

Bedroom 5 12' 4" x 11' 9" (3.77m x 3.57m)

Property Information

Tenure Freehold

Potential Residential Rental Price If you were to purchase this property for residential lettings we estimate it has the potential to achieve £2500 per calendar month. For further information and our terms and conditions please contact the Office.

Business Rates The property has a rateable value of £6,600 with £3,293.40 being the amount payable to Westmorland and Furness District Council for 2025/26. Small Business Rate Relief may be available and is enjoyed by the current owners

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

Oil central heating to radiators, controllable remotely by NeoStat. Double glazing to some windows. Wifi booster system and electric smart meter.

Broadband Superfast broadband available - Openreach, Fibrus networks

Mobile Services Likely service from EE, Three and O2. Limited from Vodafone.

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

Directions Leave Ambleside village centre on the A593 signposted towards Coniston taking the left hand turn signposted Hawkshead crossing the river Brathay on the B5286. Following this road south for three or four miles and the village of Hawkshead comes into view.

Greenbank is located on the right hand side with parking to the side, just before the road bears sharply to the left.

What3Words ///baths.simmer.briefing

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Greenbank, Main Street, Hawkshead, Ambleside, LA22

Approximate Area = 2699 sq ft / 250.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hackney & Leigh. REF: 1307260

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