



Sunnythwaite

Hawkshead Hall Lodges, Hawkshead, Ambleside, LA22 0NN

Guide Price £375,000

Sunnythwaite

Hawkshead

This is a rare opportunity to purchase a high specification, contemporary, state of the art, organic lodge, with the rare availability to use all year round and to be holiday let. The lodge has previously been a highly successful holiday letting property although currently a second home. Heart of the Lakes indicated based on similar properties they would anticipate an annual rental income upward of £40,000 gross. Sunnythwaite is being sold with the majority of contents and is newly decorated internally and externally.

Sunnythwaite is set in a stunning location on a private development of just five lodges on the edge of this highly popular Lakeland village of Hawkshead at Hawkshead Hall and is positioned in a superb yet quiet location gently elevated commanding a sunny aspect and country views. Ideally located approximately ¼ mile on a near level walk to all of Hawkshead's amenities including a wide range of shops, public houses, chemist and churches. Hawkshead attracts a large number of visitors all year round and has strong connections to both Beatrix Potter and William Wordsworth.

Exceptional opportunity to secure a highly desirable Lakeland holiday lodge in this very popular location. The lodges are built with an excellent combination of environmentally friendly materials and too a high specification. The lodges are built in cedar clad with tiled roof and each lodge comes with standard double glazed hardwood doors and windows together with oak flooring. Features include extensive use of timber from sustainable forestry.



Directions

From Ambleside take the A593 towards Coniston and turn left at Clappersgate over the river signposted Hawkshead. Continue for approximately 4 miles through the hamlet of Outgate and as you approach Hawkshead with the campsite to the left at Hawkshead Hall there is a turning on the right and the plots can be found directly on the right hand side about a ¼ mile north of Hawkshead itself.

Accommodation

Steps up to the front door leading into:

Entrance Hall

With storage cupboard providing useful storage facility. Cloaks area. Housing Worcester boiler and Smeg washer/dryer.

Open Plan Living Room/Kitchen

19'8 x 18' (6m x 5.5m)

A stunning light and airy triple aspect room with feature vaulted ceiling. Central free standing log burner with flue, sat on an attractive glass hearth. TV point. The kitchen area has a contemporary selection of matt cream wall and base units with a central breakfast bar island with wooden worktops and upstands. Stainless steel circular sink unit and chrome mixer tap. Integrated appliances include electric oven, fridge/freezer and dishwasher. Four ring gas hob and extractor. The dining area looks out onto the substantial decked patio with south west facing views towards the woodland and stream. Oak flooring throughout and triple patio doors onto the veranda and patio.

Bedroom One

15'2 x 9'3 (4.6m x 2.8m)

Lovely double room with fitted twin wardrobes. Patio doors leading out onto the veranda and attractive country views.

En-Suite

Superb three piece suite comprising of large double shower, ceramic modern sink with chrome mixer tap, mounted on a wood effect base unit and WC. Useful display shelving and mirror. Electric shaver point and inset lighting. Heated towel radiator, combination of part wall tiled and part panelled shower walls with extractor fan. Oak floor.

Bedroom Two

9'3 x 8'8 (2.8m x 2.6m)

Twin bedroom with built in wardrobe housing electric fuse box. Lovely views over the drive towards Latterbarrow.

Bathroom

Excellent three piece suite comprising of panelled bath with power shower over with glazed door. Mounted ceramic sink on wood effect base unit with stylish chrome mixer taps. Wall mounted WC and chrome ladder radiator. Feature shelf with mirror cabinet and overhead lighting. Part wall tiled and part panelled shower wall and oak floor. Electric shaver point.

Outside

The private outside space comprises of a private decked veranda to the side and rear all providing a delightful sunny west facing aspect of the surrounding countryside. Gated side access. Two allocated parking spaces.

Services

All mains services connected. Gas central heating.

Tenure

Leasehold for an original term of 999 years. Annual maintenance fee of £2,000 (no VAT) per annum. Which includes communal maintenance of grounds, drive and WIFI. The property can be used all year round but not as a main residence.



Council Tax

There has been no charge since 2019 due to lockdown. In 2019 it was £486.00 pa.

A slight increase is expected in the future.

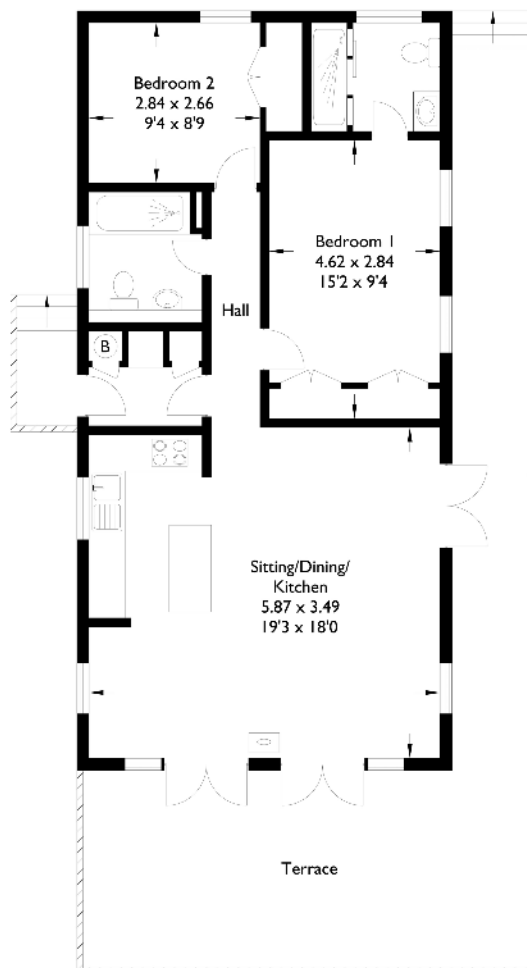
Stamp Duty

Please note we believe stamp duty will only be payable on the land proportion of the sale and not the actual lodge. Additionally we don't believe the surcharge will be applicable.

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Approximate Gross Internal Area : 71.18 sq m / 766.17 sq ft

Total : 71.18 sq m / 766.17 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

**MATTHEWS
BENJAMIN**

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

