



# Flag Cottage

Flag Street, Hawkshead, LA22 0PE

Guide Price £350,000



# Flag Cottage

Flag Street, Hawkshead

A delightful two/three bedroom, two bathroom quintessential Lakeland cottage. Very well presented, with an abundance of unique characterful features, including vertical stone flag walls and exposed beams. Spread over two floors with a kitchen/diner, a double bedroom and shower room to the ground floor, whilst the upper floor provides a sitting room, en suite bedroom and a possible third bedroom currently utilised as an additional reception room.

A very homely property with attractive views towards Latterbarrow from the sitting room. Whilst there is also a private courtyard garden providing seating yet easily maintained.

The property is certainly a one of a kind equally suitable as bolt hole, retirement property or as is, a well established holiday letting property. Being sold as a going concern with all forward bookings and the majority of contents.

Well positioned just off the main square in one of the most sought after villages in the Lake District. Hawkshead is a picturesque and popular Lakeland village well known for its literary connections with William Wordsworth and Beatrix Potter. Flag Street is quietly tucked away off the Main Square making it both convenient for the village but very private. Local amenities are all on hand with Post Office, shops, pubs, restaurants, Church and primary school all within the village. A residents parking scheme operates in the village.



## Accommodation

Glazed front door leading into:

### Hallway

Split level tiled hallway with open staircase and oak bannister. Small storage area under the stairs. Concealed consumer unit and electric meter. Tiled floor and exposed beams. Leading to:



### Kitchen/Diner

*12'11 x 9'4 (3.93m x 2.84m)*

Delightful room with an abundance of character with unique exposed vertical flagged wall and exposed beams. Two windows with deep windowsills and oak lintels. Contemporary selection of wall and base units with 1.5 stainless steel sink unit and mixer tap. Four ring gas hob and electric oven with extractor hood. Integrated appliances include fridge and dishwasher. Washer/dryer. Wall mounted Worcester gas central heating boiler. Part wall tiled and tiled floor.



### Bedroom Two

*11'7 x 8'1 (3.52m x 2.46m)*

Lovely cosy double room with exposed beams and exposed flagged wall. TV point.

### Shower Room

Three piece white suite comprising of shower cubicle, wash hand basin and WC. Part wall tiled with heated towel rail, electric light/shaver point and extractor fan.

Stairs leading up to:

## First Floor



### Sitting Room

*11'9 x 9'8 (3.58m x 2.94m)*

Lovely and cosy feature room with fireplace set on a slate hearth. Exposed beams with alcove shelving and TV point. Delightful views towards Latterbarrow.

### Bedroom One

*9'6 x 8'2 (2.90m x 2.49m)*

Attractive double room with built in wardrobe and TV point.

### En-Suite

Spacious three piece suite comprising of corner shower cubicle, wash hand basin and WC. Fully wall tiled with heated towel rail, electric light/shaver point and extractor fan.

### Snug/Bedroom Three

*9'4 x 6'6 (2.85m x 1.98m)*

Additional room currently used as a snug with TV point. Potential to be used as a third single bedroom.

### Outside

The property benefits from a private attractive rear split level terraced paved patio with lovely south facing views of the Church and surrounding countryside.

### Directions

Entering the south of the village and main car park, turn left by Poppi Red into the Main Square. Flag Street runs between the Honey Pot delicatessen and The Kings, proceed up the narrow street veering right and the property is first on the left. Please note it is also accessible from Vicarage Lane.

### Services

All main services are connected. Gas central heating.

### Tenure

Freehold.

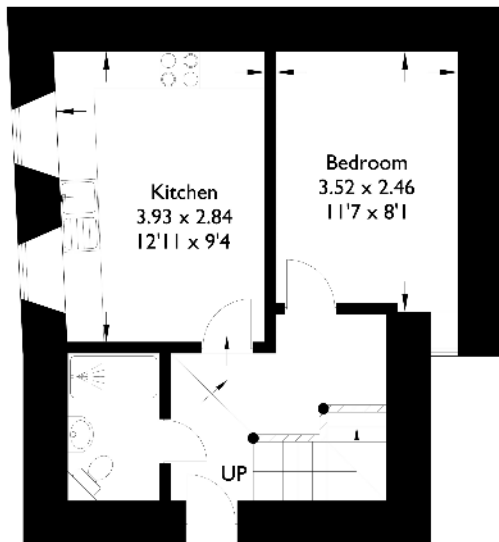
### Rateable Value

£3,750. Actual amount payable £1871.25. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333

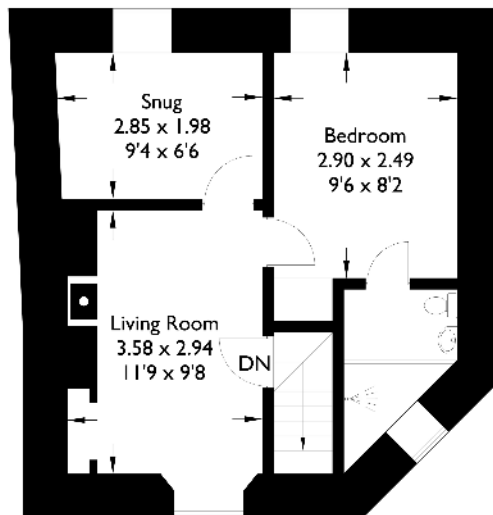


## Flag Cottage

Approximate Gross Internal Area : 59.16 sq m / 636.79 sq ft  
 Total : 59.16 sq m / 636.79 sq ft



Ground Floor



First Floor

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.



Address: Cobblestone Cottage, Flag Street, Hawkshead, Ambleside,...

RRN:

Energy Rating		CURRENT	POTENTIAL
(92 plus)	A		90
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	65	
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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.

