



# Sunny Beck

Hawkshead, LA22 0QA

Guide Price £425,000

# Sunny Beck

## Hawkshead

Offering a unique opportunity to purchase a high specification, contemporary, state of the art, organic lodge on arguably the best plot on site. Offering the rare availability to use as a main residence all year round and to be holiday let. The lodge has been a highly successful two bedroom and two bathroom holiday letting property generating an impressive income. Presented to an impressive 5\* standard and is being sold with the majority contents. The property has the potential to earn £60,000 gross per annum.

Sunny Beck is set in a stunning position, on the edge of this highly popular Lakeland village of Hawkshead at Esthwaite View. Positioned in a superb yet quiet location gently elevated with a superb sunny south facing aspect surrounded by countryside and enjoying fabulous view of Esthwaite Water. Ideally located approximately ¼ mile south of Hawkshead yet still close 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 successful Lakeland holiday lodge in this very popular location. The lodges are built with an excellent combination of environmentally friendly materials and to a high specification. The lodges are built in cedar clad with a tiled roof and each lodge comes with standard double glazed hardwood doors and windows together with engineered oak flooring. Under floor heating in all rooms other than the bedrooms.





### Accommodation

Steps leading up to the wooden veranda with a glazed oak opaque front door.

### Entrance

A well positioned boot room providing storage cupboards on either side of wooden seat, one housing the washer and dryer and providing a useful cloak and storage facility with the fuse box and in the second housing the Worcester boiler. Glazed oak door leading to hall.

### Open Plan Living Room/Kitchen/Dining Area

*21'05 x 15'07 (6.49m x 4.72m)*

A fantastic and generously proportioned light and airy triple aspect room with feature vaulted ceiling. Two double glazed patio doors providing plenty of light and enjoying panoramic views of Esthwaite Water. Contemporary free standing log burner with exposed flue placed on an attractive slate hearth. The open plan social kitchen offers a selection of cream wall and base units with contemporary quality granite work top and upstands, a central high breakfast bar with complimentary solid wooden worktop. 1.5 stainless steel sink unit with chrome mixer tap. Integrated appliances include Zanussi electric double oven, CDA microwave, tower fridge/freezer, Hotpoint dishwasher and double chrome wine cooler. Five ring gas hob and extractor. This superb room enjoys access onto the substantial decked patio that wraps around the living spaces with lovely country and fell views over the adjacent fields, close to woodland and a gentle stream. Oak flooring throughout, modern cream panelled walls and two double patio doors leading onto the veranda and patio. TV point.





### Master Bedroom

12'01 x 9'06 (3.80m x 2.81m)

A welcoming spacious master dual aspect bedroom with ample built in wardrobes. Wall mounted HD television.

### Bedroom Two

11'06 x 8'07 (3.50m x 2.60m)

Spacious double bedroom with built in wardrobe and shelving. Wonderful views over the countryside.

### En Suite

A luxurious white three piece suite comprising of walk in double rain shower, glazed shower screen, modern ceramic sink set on a vanity wooden stand and draw with chrome mixer tap and WC. Display shelving, slim line wall hung tall mirrored storage unit, electric shaver point and mirror/light. Inset lighting. Heated chrome towel radiator. Partially wall tiled and fully floor tiled in quality Lakeland stone with extractor fan.



### Bathroom

Excellent white three piece suite comprising of panelled bath with shower over with glazed door. Wall hung ceramic sink with taupe vanity cabinets, stylish chrome mixer taps, WC and chrome ladder radiator, floor to ceiling shelved cabinet. Partially Lakeland stone wall tiled and fully floor tiled. Electric shaver point.





## Outside

The private outside space comprises of a substantial south facing decked veranda that wraps around the sides of the living room providing a delightful sunny aspect and enjoying stunning views of Esthwaite Water alongside panoramic country and fell views towards the surrounding countryside. Private parking, power and tap. A very useful generous sized storage shed, perfect for bikes etc and external lighting

## Services

Mains water, electric and drainage are connected and invoiced from site landowner. LPG central heating, smoke alarm and Honeywell control.

## 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 through Hawkshead passing the school. Continue for a further ¼ mile, through a 90 degree bend, then take the second right and the plots can be found directly in front of you.

## Tenure

Leasehold from the original term starting 2011 of 999 years. Annual maintenance charge of £2,000 +VAT per annum. This includes communal maintenance of grounds, drive, TV Licence and WIFI. Rates for the lodge are £65 for 2023/2024.

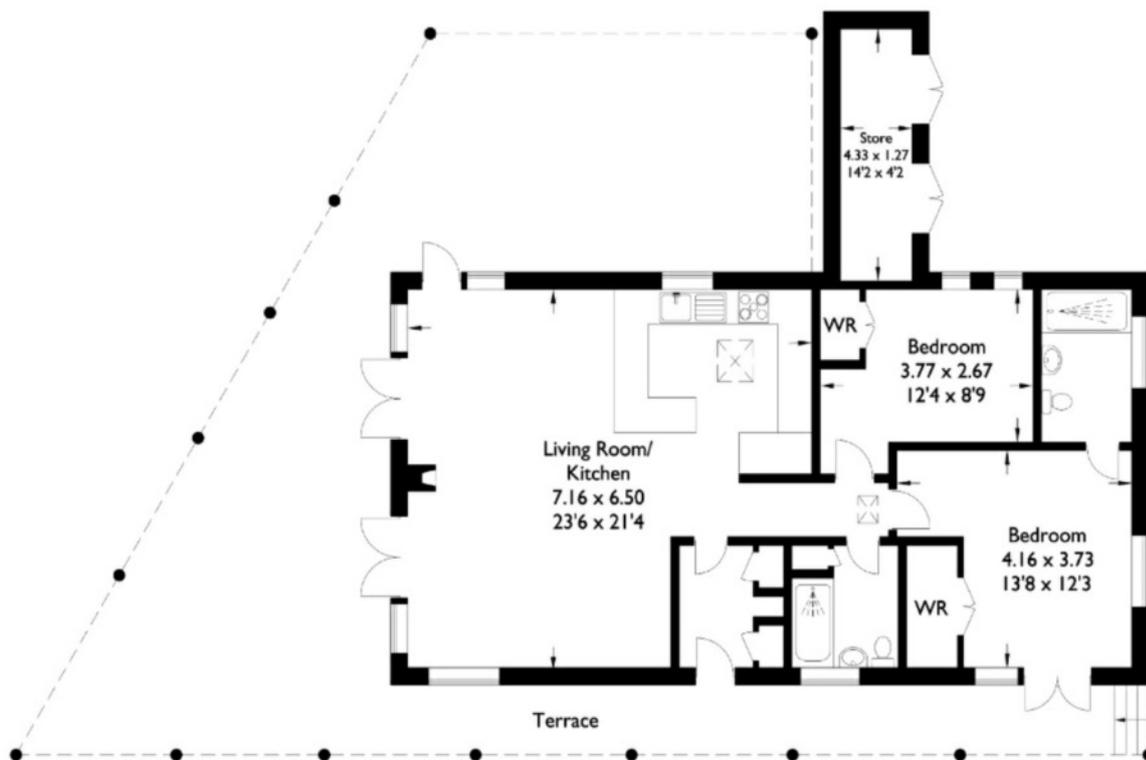
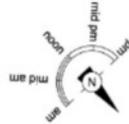
## Stamp Duty

**Please Note:** 'We believe the property may be exempt from stamp duty and the surcharge although some may be payable. This is set on the value of the lodge, excluding the



## Sunny Beck

Approximate Gross Internal Area : 89.08 sq m / 958.84 sq ft  
Total : 89.08 sq m / 958.84 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.

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.