



## Drumlin

Gallowbarrow, Hawkshead, Ambleside, LA22 0NR

Guide Price £650,000







# DRUMLIN

## Gallowbarrow, Hawkshead

Drumlin is a beautiful and well proportioned four bedroom, two bathroom detached double fronted bungalow style property. A well built Lakeland property under a traditional Lakeland slate roof. The property is deceptively spacious with a generous sized dining room at the side of the kitchen at the rear offering wonderful country views. The converted garage provides a fourth bedroom with an ensuite on the lower floor.

Superbly positioned in a gently elevated location with delightful views towards Latterbarrow and Wansfell Pike to the rear and Hawkshead and Grizedale Forest to front. Private drive allowing parking for several cars. Delightful gardens to front, side and rear. And a small patio. Garden shed.

The property is highly versatile and will suit a variety of buyers whether as primary or second home or for a retirement property.

Previously a successful holiday let, generating around £18,000 gross income per annum, based on letting three bedrooms. There is a potential to increase this by letting out the entire property. Drumlin is sold with the majority of contents other than personal items, one dining table and four chairs.

Hawkshead is a picturesque conservation village in the centre of The Lake District which has strong literary connections with William Wordsworth and Beatrix Potter. There are a good range of village amenities including delightful array of specialty shops, public houses, primary school, Co op, pharmacy and Church. There is a plethora of walks, bike rides etc from the door step from the village to Claife Heights, Latterbarrow, Tarn Hows, Grizedale Forest and Esthwaite among a few.







### Accommodation

Stone steps leading to the porch with a UPVC front door.

### Hallway

Built in cupboard providing a useful storage facility with shelves housing the cylinder.

Leading through to:

### Dining Room

*17'10 x 11'7 (5.44m x 3.53m)*

A spacious room which has been extended over the years with wonderful dual aspect that provides far reaching views over the garden all the way to Latterbarrow and Fairfield Horseshoe. Concealed consumer unit. Two alcoves providing shelving either side of the chimney breast, leading to:

### Kitchen

*12'8 x 6'11 (3.86m x 2.11m)*

A selection of cream contemporary wall and base units, double sink unit with draining board and mixer tap, electric cooker point, integrated fridge/ freezer and plumbing for a washing machine with partially tiled walls. Beautiful generous uninterrupted dual aspect views towards Latterbarrow, Black Fell and Wansfell Pike. From the kitchen leading to:

### Rear Hallway

Ideal cloaks area.





## Living Room

20'8 x 15'0 (6.29m x 4.56m)

A generous delightful light and airy triple aspect room with picture windows. Open fireplace with tiled hearth and surround, south facing views over the village towards Latterbarrow and surrounding countryside. TV point.

## Bedroom One

12'10 x 10'10 (3.91m x 3.30m)

An attractive dual aspect double room with prominent views towards Latterbarrow, Hawkshead Church and surrounding countryside.

## Bedroom Two

10'10 x 10'10 (3.30m x 3.30m)

Spacious dual aspect twin room giving excellent views towards Latterbarrow and Black Fell.

## Front Bedroom Three

9'7 x 7'1 (2.93m x 2.16m)

Currently used as a good sized single room, delightful views towards the village and Hawkshead Church. This room could easily be used as a study.







### House Bathroom

A three piece white suite comprising of panelled bath with Mira shower over, WC, pedestal wash hand basin and a useful storage cupboard providing shelving. Fully tiled from floor to ceiling with electric shaver point.



### Hallway

From the hallway there is an enclosed staircase with a useful cupboard housing additional consumer unit leading down to:

### Bedroom Four

*15'11 x 9'7 (4.84m x 2.93m)*

This room has been converted from a garage and is currently being used as a double room. Tiled floor with double sliding patio doors looking over the drive towards the garden.



### En-Suite

Three piece suite with large double corner shower cubicle with Mira shower, pedestal wash hand basin and WC. Fully floor and wall tiled with rear UPVC door. Concealed Viessmann gas central heating boiler.



## Outside

Approach to the property is by a private tarmac drive with parking for numerous vehicles. The property has attractive gardens to the front, side and rear. To the front is a secluded grassed area with shrubs, bushes and beech hedge with superb south facing views towards Latterbarrow and over towards the village. Whilst to the rear is a delightful raised patio area giving a superb vantage point towards Latterbarrow, Wansfell and Fairfield Horseshoe. A large lawn and a selection of planted shrubs and bushes, surrounded by a hedge giving a degree of privacy.

## Directions

On entering Hawkshead from Ambleside, pass the sign for Hawkshead and bear left into Gallowbarrow as you approach the 90 degree bend. Turn immediately left doubling back on yourself and back up the hill. The property can be found on the right hand side as the road levels.

## Services

All mains services with gas central heating.

## Tenure

Freehold.

## Rateable Value

£2,850. Actual amount payable £1422,15. 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





