



Lambs Cottage

Hawkshead, Ambleside, LA22 0NW

Guide Price **£775,000**



LAMBS COTTAGE

HAWKSHEAD

Sale of an immaculately presented 17th Century traditional three/four bedroom period Lakeland property with five reception rooms nestled on the edge of the village. The property benefits from a total refurbishment in 2012, which was done sympathetically and to an equally high specification including re wiring, re plumbed, new double glazed windows, oak doors and architraves, vintage radiators plus new bathroom. Whilst retaining many original features including exposed beams and a spice cupboard. Providing a superb combination of original traditional features with modern appointments. Then in 2015 the property was extended into the attached barn which again was converted to an extremely high standard following on from the previous works. The extension created a stunning new kitchen, utility room, shower room and hobby room on the ground floor along with an additional en suite double bedroom and additional sitting room.



Lambs Cottage is a stunning period property which is far more impressive than a cottage suggests, being deceptively spacious and having then being done to a 5 star standard offering highly versatile accommodation which could easily accommodate a reconfiguration to create a fourth bedroom, or have part of the property for a relative/work space.

As well as the enviable high specification the property enjoys lovely views to the front towards Latterbarrow and Wansfell Pike whilst the rear west facing garden enjoys the afternoon sunshine from the extensive patio areas. Ticking another box is the superb parking area for approximately four vehicles.

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 Forrest and Esthwaite among a few.

Accommodation

Open pitch slate porch with glazed oak front door into:

Vestibule

Oak effect floor and door leading into:

Living Room

17'8" x 15'11" (5.38m x 4.86m)

Beautiful room benefiting from views across the adjacent country side towards Latterbarrow. Feature inset gas stove sat on a slate hearth with oak mantle. Original spice cupboard, exposed beams, cast iron vintage radiators and TV point.

Study/Snug

11'6" x 11 (3.51m x 3.36m)

Delightful cosy room with exposed beams and lovely views across the adjacent country side towards Latterbarrow.

Larder

11'6" x 4'5" (3.51m x 1.35m)

Selection of fitted oak cupboards, recessed former windowsill and exposed beams. Currently being used as a cloaks and storage area.

Rear Hallway

With open oak staircase.



Sunroom

10'11" x 8'7" (3.32m x 2.61m)

Delightful light and airy room with lovely views over the garden and adjacent countryside towards Grizedale Forest. Twin patio doors, slate flagged floor and vintage radiator.



Dining Room

11'7" x 8'0" (3.53m x 2.43m)

Original exposed beams, oak flooring and lovely views across the garden and adjacent country side.



Kitchen

14'1" x 11'5" (4.30m x 3.47m)

A selection of contemporary cream painted oak, larder and base units with granite work surface and upstands. Corian sink unit with mixer tap, partially wall tiled, Lakeland flagged floor, central peninsular island with drawers and wooden work top, large Range Master with 5 ring gas hob with electric oven, extractor fan, integrated dishwasher and larder fridge freezer. Beautiful featured vaulted ceiling with exposed beams, oak high level shelving and twin Velux windows providing a wonderful light room with twin patio doors leading onto the terrace with stunning views across the countryside.



Utility Room

11'02" x 6'9" (3.35m x 2.07m)

Comprehensive selection of wall and base units including Belfast sink with mixer tap. Plumbing for washing machine and concealed water cylinder. Flagged floor continues through to the shower room.

Shower Room

Three piece white suite comprising of double shower cubicle with rainshower head, vanity wash hand basin, WC. Fitted censored mirror and lighting, heated towel rail, part wall tiled and slate effect tiled flooring with electric underfloor heating.

Music Room

10' x 8' (3.05m x 2.44m)

Ideal hobby room leading to:



Secondary Entrance

Flagged floor and concealed consumer unit.

Store

7' x 5'10" (2.13m x 1.79m)

Useful room for storage with two condenser tumble driers.

Principle Staircase

Leading to first floor. Excellent eaves storage facility with Worcester Bosch central heating boiler, landing with exposed beams, oak effect floor and Velux leading into:

Bedroom One

12'7" x 9'9" (3.84m x 2.97m)

Superb L shaped double room with feature vaulted ceiling, original exposed beams and spacious dressing area. Lovely views across the adjacent country side towards Wansfell Pike and Latterbarrow.



Bedroom Two

16'4" x 9'3" (4.97m x 2.83m)

A generous double room with character vaulted ceiling, oak windowsills, chimney breast with fire place providing attractive inset feature with exposed beam. Dual aspect attracting the morning sun from Wansfell Pike and Latterbarrow through to the rear towards adjacent fells and Grizedale.



House Bathroom

Beautiful four piece suite comprising of corner shower cubicle, stand alone claw foot bath, pedestal wash hand basin, WC, partially wall tiled, attractive wood effect flooring, vaulted ceiling with exposed beams and Velux window.



Internal Hallway

Open oak secondary staircase

Additional first floor



Living Room

18'6" x 11'1" (5.64m x3.38m)

Can easily be utilized as a bedroom. Vaulted ceiling with crook beams and feature window, mock fire place with slate hearth and oak mantle piece. Stud wall leading into:

Bedroom Three

9'11" x 9'9" (3.01m x 2.96m)

Dual aspect room with vaulted ceiling and exposed beams, feature oak window seat with lovely views towards Wansfell Pike and Latterbarrow.

En Suite

Three piece shower room comprising of corner shower cubicle, vanity wash hand basin and WC. Partially wall tiled, fully floor tiled and heated towel rail. Vaulted ceilings and exposed beams.

Outside

There is a right of way across the neighbours drive leading to a substantial area with parking for four vehicles. A generous sized plot with an ideal low maintenance garden providing two patio areas. A west facing garden with graveled footpath. Excellent stone store providing ideal storage facility, two sheds (one with electric) surrounded by planted shrubs and bushes offering peace, tranquility and above all, privacy.

Tenure

Freehold.

Services

All mains services are connected. Gas central heating. Hot water tank and pressurised system in utility room.

Council Tax Band

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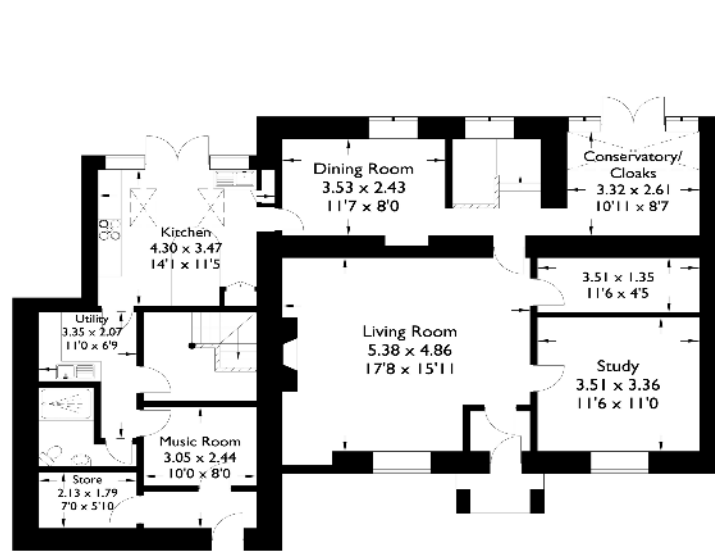
Directions

On entering Hawkshead from Ambleside, along the long straight, as you proceed up the gentle incline passing Keen Ground lodge, the property is second on the right, and parking is to the rear passing the end cottage.

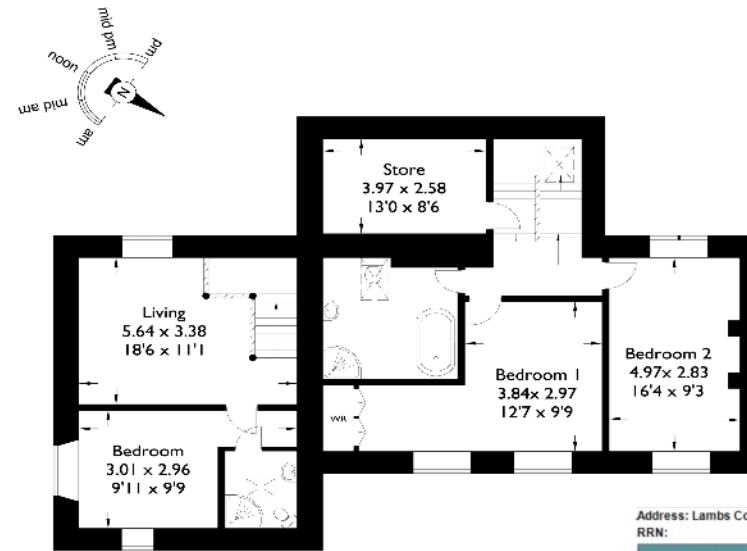
Lambs Cottage

Approximate Gross Internal Area : 208.81 sq m / 2247.61 sq ft

Total : 208.81 sq m / 2247.61 sq ft

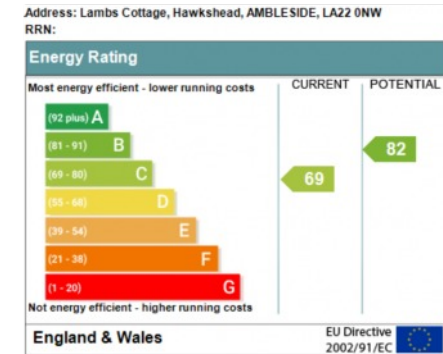


Ground Floor



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.



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.