



School House Cottage

Main Street, Hawkshead, Ambleside, LA22 0NT

Guide Price £200,000 (Leasehold)



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Sale of a fine Grade II Listed linked property, operating a very well established Guest House with two reception rooms, three en-suite letting bedrooms and owners accommodation.

School House Cottage is located on the edge of the picturesque Lakeland village of Hawkshead, with attractive squares and cobbled lanes surrounded by whitewashed cottages and period houses. In the centre of the Lake District National Park, Hawkshead attracts a wide range of visitors all year round including those interested in the literary connections with William Wordsworth and Beatrix Potter.

School House Cottage is an established Leasehold Guest House business operated by the present owners with a superb outlook from the majority of the rooms over the garden with a sunny southern aspect.

Additionally by separate negotiation the vendors also operate a wonderful Shepherds Hut with wood fired hot tub offering additional accommodation.



Accommodation

Lakeland stone flags and step up to:

Front door leading to:

Hallway/Reception Area

A welcoming reception hallway with a south facing outlook over the garden and beyond. Featuring a solid oak floor, painted panelled walls, ceiling rose and an inset electric stove effect fire.

Step up to;

Dining Room

A well proportioned south facing room over looking the front garden with slim inset cupboard, wall lights and painted wood panelled walls.

Lounge

Generous south facing bright and airy room with a gas inset fire, surround and marble hearth. Features a window seat with useful storage, wall lights, TV point, and partially oak flooring and carpeting. Step down into:

Kitchen

A selection of white gloss wall, larder and base units with worktop, composite sink with chrome mixer spray tap and stainless steel industrial table and shelving. Six ring gas hob range cooker with electric ovens, wood effect tile floor, TV point, and stainless steel extractor fan. Partral white brick effect tiled walls.

Utility Room

Tiled hall leading to a generous storage room with plumbing for washer and dryer and additional kitchen wall and base units.

Separate WC

Pedestal wash hand basin, WC and tiled floor.

Rear door leading over the rear area to parking spaces, more lawned area and single garage.



First Floor Landing

Glazed door and inset useful storage cupboard.

Rear Bedroom Three

Double room with window seat and wall lights.

En Suite Shower Room

Compact three piece suite comprising of WC, shower cubicle, wall hung sink, shaver point and light. Glass shelf, laminate flooring, fully wall tiled, towel rail and extractor fan.

Bedroom Four

Double room with built in wardrobe.

En suite

L shaped bath with wall tiles, shower over, glazed screen and shelving. Wall hung sink.

(loft hatch with boarded space and electric).

Stairs lead to;

Second Landing



Front Master Bedroom

Generous south facing double room with wonderful views over the garden, feature panelled painted wall and TV point.

En Suite Shower Room

White three piece suite comprising of corner shower cubicle with shower panels, pedestal wash hand basin, WC, vertical white radiator and extractor fan. Laminate tile effect flooring.

Front Bedroom

A generous south facing double room benefiting from a lovely window seat with views overlooking the garden and beyond. TV point and feature painted panelled walls.

En Suite

White three piece white suite comprising of corner shower cubicle, WC, pedestal wash hand basin, shaver point and glass shelf. Fully wall tiled and laminate flooring.





Pavilion

Stand alone space with external access allowing additional lounge living area accommodation looking over the large well stocked garden.

Outside

Wonderful generous lawned area with mature shrubs. Water feature, greenhouse, useful store shed and raised patio. Single concrete based garage with electric power point.

Directions

Entering the south of the village and passing the main car park, cross the road with the Hawkshead Grammar Museum on your right and turn immediately down the lane to your left and you will find the property immediately in front of you.

<https://what3words.com/thighs.banquets.trailing>

Services

All mains services are connected. Gas central heating.

Tenure

Leasehold. 10 year lease that started in July 2020. Annual rent £900 per month.

Council Tax Band

A.

Rateable Value

£3,800.00. Actual amount payable £1,896.2. 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.

Available by separate negotiation to any interested parties.








Traditional Shepherd's Hut with woodburning hot tub. Step up to a wonderful romantic hideaway creating a cosy double space with full featured glazed arched roof. Raised feature log burning stove sat on a slate hearth. Underfloor heating throughout with wood effect flooring and wall lamps. Outside exterior light and patio area with storage for bikes etc.

En Suite Shower Room

Shower panels, mounted ceramic sink and WC.

Broadband

40 Mbps download speed (based on Ofcom.com results).

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 2 Building 1</p>	 <p>Floor 0 Building 2</p>	<p>Approximate total area⁽¹⁾ 2020.39 ft² 187.7 m²</p>
 <p>Floor 0 Building 3</p>	 <p>Floor 0 Building 4</p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

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.