



The Briars

Roger Ground, Ambleside LA22 0QG
Guide Price £675,000

MATTHEWS
BENJAMIN



The Briars

Roger Ground

An excellent opportunity to acquire a super modern four bedroom detached property. A bright and airy home, offering well planned and spacious accommodation. The majority of the accommodation is on the upper level to enjoy the superb fell and country views especially from the front open plan sitting/ dining/kitchen with a stunning picture window looking across the valley.

Tastefully presented to a modern specification, the property has been improved by the current owners. They have extended the kitchen area and reconfigured the layout to create a large open plan living space and two additional bathrooms.

An ideal low maintenance property which has a terrific social patio area and off road parking for three vehicles.

Currently operating as a well established holiday letting property but it would equally be suitable as a main residence or second home/retreat. The property is being sold with the majority of its contents.

Ideally positioned on the edge of Hawkshead, a picturesque Lakeland village well-known for its literary connections to William Wordsworth and Beatrix Potter. Approximately ½ mile south from the centre of Hawkshead Village which has a variety of amenities including shops, inns, restaurants, Church and a Primary School. A footpath close by allows direct access to the village and a plethora of country walks from the door step.



Accommodation

Ground Floor.

UPVC glazed door leading to;

Vestibule/Hallway

Cloaks area with a useful seat to take off your boots. Leading to a split level hallway. Tiled floor throughout with consumer unit.

Utility Room

Tiled floor, worktop with plumbing for a washing machine and space for a dryer. Wall mounted Viessmann gas central heating boiler.

Cloakroom

Additional cupboard providing a useful storage facility.

Bedroom Four

Attractive double room with fitted oak wardrobe and oak shelving.

Shower Room

Modern three piece, white suite comprising of electric Mira corner shower cubicle, pedestal wash hand basin and WC. Majority wall tiled and fully floor tiled with extractor fan and heated towel rail.

Internal hallway with staircase leading up to first floor landing with loft hatch.



The landing leads to;

Sitting Room/Dining Room

Attractive dual aspect light and airy room with a generous picture window giving fantastic views towards Latterbarrow and glimpses of Esthwaite Water. Wood burner stove sat on a slate hearth. Semi open plan.

Dining area leading through to:

Kitchen

Semi open plan with fantastic views over the countryside towards Latterbarrow and Esthwaite Water. A contemporary selection of grey gloss wall and base units and worktop. A 1.5 stainless steel sink unit with mixer tap, four ring gas hob, double electric oven and integrated fridge, freezer and dishwasher. Part wall tiled with extractor fan. A light and airy dual aspect room with rear UPVC door to rear paved patio perfect for alfresco dining.



Rear Bedroom One

An attractive double room with view over a second side patio.

Ensuite

Three piece white suite comprising of a corner shower cubicle, wash hand basin and WC. Heated towel rail, partially wall tiled and fully floor tiled with an extractor fan.

Bedroom Two

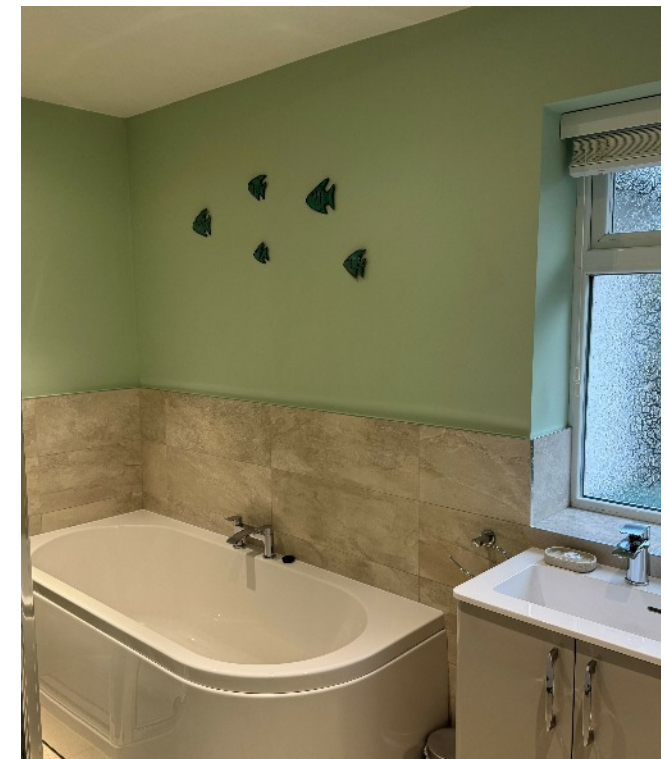
Attractive double room.

Bedroom Three

Single room or bunk room with a view over the rear pathway in the garden.

House Bathroom

Spacious white four piece suite comprising of a duo bath, corner shower cubicle, vanity wash handbasin and WC. Partially wall tiled and fully floor tiled with wall mounted illuminated mirror and extractor fan.





Outside

The property is approached via a private gravel drive allowing parking for at least three vehicles. Leading to a low maintenance, raised split level flag stoned terrace which has direct access from the kitchen. With a selection of shrubs and bushes and lovely views towards Latterbarrow. There is gated access leading to an additional side patio.

The Briars benefits from a shared ownership of a large paddock to the front which extends to approximately 10.5 acres. This is owned by an independent Management Company who own the Freehold of which The Briars is one of the eleven shareholders. It was purchased by them to protect the view.

Tenure

Freehold.

Services

All mains connected with gas central heating.

Rateable Value

£4,350 per annum. Amount payable £2,170. This could be reduced to ZERO if the purchasers is entitled to Small Business Rates Relief. More details can be found from Local Authority Westmorland and Furness District Council 01539 733333.

Broadband

Standard download speed of 28 Mbps and upload speed of 2 Mbps as per the Ofcom website.

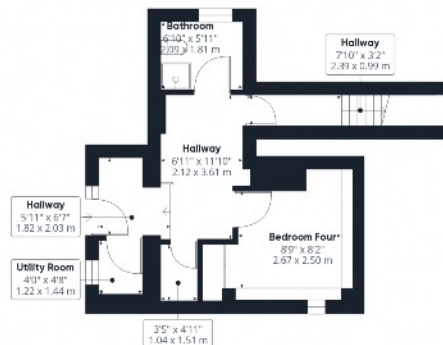


Directions

Head out of the village passing the school and continue for approximately ¼ mile, turn right signposted Satterthwaite. Continue up for approximately 335m then turn first left, continue down the road for approximately 95m where The Briars can be found last on the right.

What3words

///Strapping.faster.serenade



Floor 0



Floor 1

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Approximate total area⁽¹⁾

1256.47 ft²
116.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

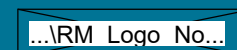
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.

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