



Tock How View

Birkwray Farmyard, Outgate, Ambleside LA22 0NH

Guide Price: £875,000

MATTHEWS
BENJAMIN



Tock How View

OUTGATE

Tock How View is a stunning and well proportioned three bedroom detached property, converted from a former barn. Comprehensively modernised and refurbished throughout in recent years. Whilst being finished to a high specification with quality fittings including three bathrooms, solid oak floors and doors, new windows and polished slate window sills.

Bordering open countryside the property is extremely light and airy with breathtaking south facing panoramic fell and country views. Positioned on an enviable plot with a private drive allowing parking for two vehicles, plus integrated garage. With manageable garden and patio, balcony and small lawn area.

The property would suit a variety of buyers whether as a lovely main property or second home. Equally the property is currently a highly successful 5* holiday let and generates a gross income of CIRCA £47,000. Sold with the benefit of all forward bookings and the majority of contents with the exception of a few personal items.

Set in an enviable picturesque rural position, the property is in the popular hamlet of Outgate approximately 1 mile north of Hawkshead and only a 10 minute drive to the popular market town of Ambleside which has a wide range of amenities including shops, restaurants, and pubs etc. The Outgate Inn is only two minutes walk away and there are a large variety of fell and country walks from the doorstep.



Accommodation

Steps leading up to front door into an attractive wide reception area with a combination of slate tiles and solid oak floor. Cloaks area and loft hatch.

Kitchen/Diner/Living Room

Stunning social open plan triple aspect room. The kitchen area comprises of a selection of wall and base units with breakfast bar, with one and half bowl stainless steel sink unit with mixer tap. Appliances include electric double oven, four ring ceramic induction hob and extractor. Integrated dishwasher, fridge and freezer. Part tiled walls and concealed Ideal boiler. Welcome views towards Wansfell Pike.

The living/dining area is a lovely light and airy dual aspect room with slate window sills. Wood burning stove set on slate hearth and solid oak floor. Patio doors leading out onto a substantial paved terrace which has magnificent panoramic views including Wansfell Pike, Troutbeck, Latterbarrow and Grizedale beyond.



Bedroom One

A spacious double room enjoying views across the garden towards Grizedale Forest. Solid oak floor.

En Suite Shower Room

Quality fitted three piece suite comprising of corner shower cubicle, vanity wash hand basin and WC. Half wall tiled and fully floor tiled. Illuminated mirror, under floor heating, vertical radiator and extractor.

Bedroom Two

A twin room with lovely views over the garden towards surrounding countryside. Polished oak flooring.

House Bathroom

Quality three piece white suite comprising panelled bath with rain head shower over, separate shower attachment, WC and wall hung vanity wash hand basin. Half tiled walls and fully tiled floor. Vertical radiator, extractor fan and electric shaver point.

Oak staircase from living area leading to;



Lower Ground Floor

Utility Area

Selection of wall and base units with one and a half bowl sink unit with mixer tap. Plumbing for a washing machine, part tiled walls and a slate tiled floor. Steps down into;

Bedroom Three

Lovely double room with electric wall heaters, under floor heating and slate window sill. Terrific south facing views over the surrounding countryside towards Latterbarrow.

En Suite Shower Room

Three piece white suite comprising of corner shower cubicle, vanity wash hand basin and WC. Half tiled wall and full floor tiled, under floor heating, heated towel rail, extractor and electric shaver point.

From the utility area there is internal access into;



Garage

Presently used as an entertainment room for TV/games, table tennis table, pool table and dart board. TV point. Understair cupboard. View over the rear garden. Access to;

Plant Room

Excellent storage facility with shelving. Housing Mega Flow cylinder and pressurised system, consumer unit and electric meter. Access to the undercroft of the property. Side door.





Outside

The property is approached via a shared private drive with ample parking. The property borders the open countryside and benefits from lawn with a selection of shrubs and bushes, two patio areas and the terrific terrace. The garden has a lovely south facing sunny aspect and magnificent panoramic fell and country views. Lean to wood store.

Tenure

Freehold.

Services

Mains water, gas, drainage and electric. Gas central heating. Partial electric heating. HIVE.

Rateable Value

£3,600 actual amount payable £1,735.20. This figure could be reduced if the purchasers are entitled to Small Business Rates Relief, for more information please contact Westmorland & Furness District Council, 01593 733333.

Broadband

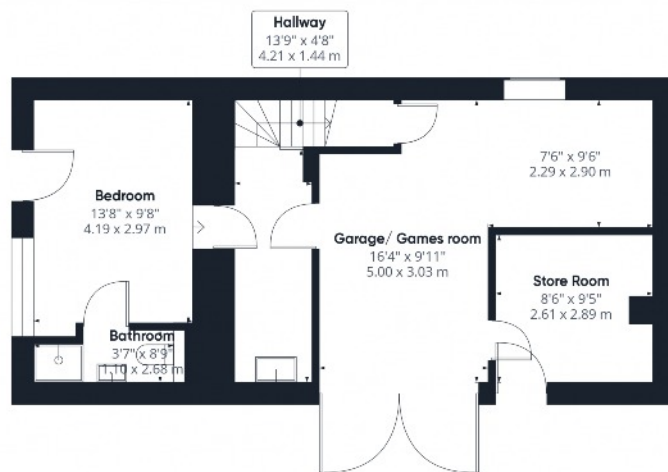
Ultrafast download speed of 1800 Mbps and download speed of 220 Mbps as per Ofcom website.

Directions

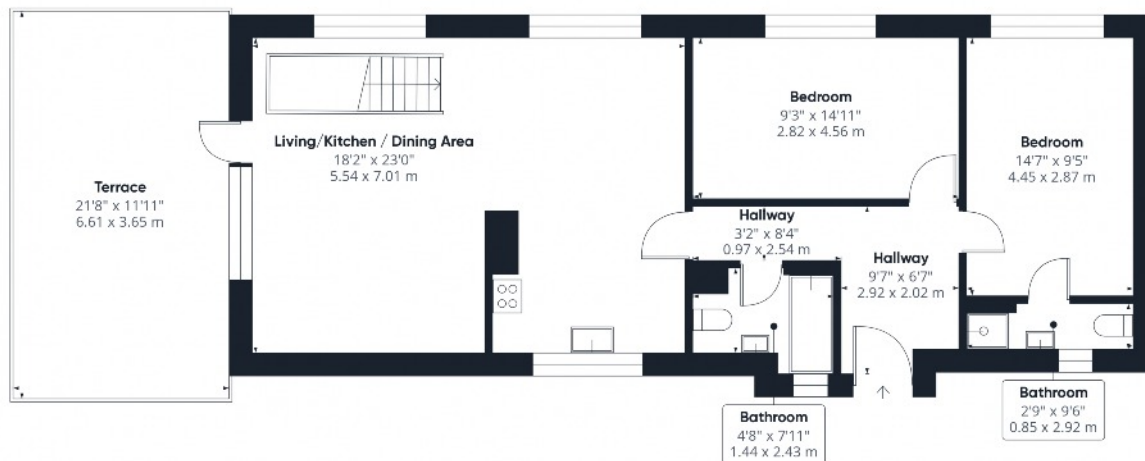
From Ambleside head out on the A593 towards Langdale/Hawkshead, at Clappersgate turn left over the River Brathay signposted Hawkshead. Proceed for approximately 4 miles until reaching the hamlet of Outgate, proceed past The Outgate Inn for approximately 100 metres then turn left down a narrow lane. Proceed down the lane and the property can be found to the right hand side.

What3words

///journals.opera.grudging



Floor -1



Floor 0

MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

1424.28 ft²

132.32 m²

Balconies and terraces

256.4 ft²

23.82 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	69 C	
55-68	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.

Loughrigg Villa, Kelsick Road, Ambleside LA22 0BZ
T 015394 32220
e sales@matthewsbenedict.co.uk

