



Kate's Cottage

Roger Ground, Ambleside LA22 0QG

Guide Price: £675,000

MATTHEWS
BENJAMIN



KATE'S COTTAGE

ROGER GROUND

Kate's Cottage is a double fronted traditional Lakeland cottage. It is well proportioned with four bedrooms and two bathrooms, good size windows and relatively high ceilings on the ground floor which allow plenty of natural light and provide a spacious yet cosy ambiance. Set in a gently elevated position with attractive views towards Esthwaite Water and Claife and the surrounding countryside whilst enjoying a generous sized lawned garden with vantage point. The property has the distinct advantage of a garage and private off road parking.

Although currently a main family residence the property could be used as a wonderful second home or would equally be suitable as an idyllic holiday letting property.

Ideally positioned on the edge of Hawkshead, a picturesque Lakeland village well-known for its literary connections to William Wordsworth and Beatrix Potter. Approximately $\frac{1}{2}$ 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

Glazed front door leading into;

Kitchen/Diner

A generous selection of cream wall and base units, a stainless steel sink with mixer tap and four ring gas hob with electric oven and extractor. Space for a dishwasher. Welcoming feature Clearview wood burning stove and stunning views towards Esthwaite Water and Claife. Original exposed beams, staircase with under stair cupboard and highly useful pantry with shelving. Flagged floors.

Stepping down into;

Living Room

Delightful light and airy room with original exposed beams, wall lights and feature effect gas stove on a quarry tiled hearth with an oak mantelpiece. Stunning views towards Esthwaite Water and Claife. Two front windows with one perfectly positioned window seat enjoying the wonderful view and providing a useful storage facility. TV point and spice cupboard.



Rear Hall

Plumbing for a washing machine. Glazed door leading to rear garden.

Cloakroom

Two piece white suite with wall hung vanity wash hand basin, WC and towel radiator. Tiled splash back and tiled floor.

First Floor Landing

Exposed beams and high ceiling, window and airing/linen cupboard with cylinder. Access to attic via loft hatch with ladder. The attic has electric and is boarded and well insulated.

Bedroom One

Front double room with vaulted ceiling. Lovely view towards Esthwaite Water and Claife.

Bedroom Two

A good sized front double room with exposed beams, recess shelving and wardrobe.



Bedroom Three

Generous front double room with lovely view towards Latterbarrow, Claife and Esthwaite Water.

Bedroom Four

Single room with rear garden views.

Study

Super office/study space with views over the rear garden.

Bathroom

Attractive white three piece suite comprising of panelled bath with shower over and chrome rail, pedestal wash hand basin and built in WC. Heated towel rail and illuminated wall mounted mirror. Part wall tiled with Karndean floor, exposed beam and high vaulted ceiling. Extractor. Velux window with rear garden views.





Outside

Gateway access to the garden. Generous lawn area, exposed rock and steps to a wonderful vantage point to enjoy the views of Esthwaite Water and Claife. Established shrubs and borders. Outside tap and wall hung hosepipe. Small paved patio area with planted border and climber to the front of the property, perfect for morning coffee.

Useful insulated large garage/workshop with window and double composite doors, providing ample storage with electric and water.

Services

All mains services are connected. Gas central heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

F

Broadband

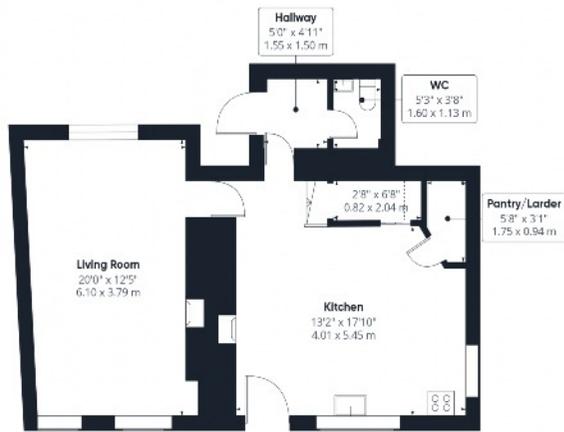
Standard download speed of 30 Mbps and upload speed of 3 Mbps as per the Ofcom website.

Directions

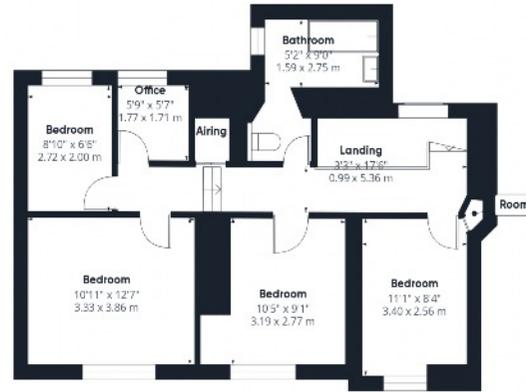
From Hawkshead proceed around the village until reaching the T junction, once there, turn right and then proceed away from the village centre heading south past the school before turning a sharp right again up the hill signposted Grizedale and Satterthwaite. This lane climbs up the hill, after about 400m turn left and proceed along the lane taking the next right where Kate's Cottage can be found on the right.

What3words

///travel.blocking.makeup



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area¹⁾

1649.68 ft²

153.26 m²

Reduced headroom

155.31 ft²

14.43 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		103 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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