



Cruceni

Hawkshead, Ambleside, LA22 0NW

Price £425,000

Cruceni

Hawkshead

Sale of a excellent two bedroom, end of terrace, traditional Lakeland cottage. Refurbished and modernised in recent years by the current owners to a good specification. Offering a delightful light and airy property with excellent far reaching panoramic views towards Latterbarrow and the surrounding countryside. A deceptively spacious property with kitchen/diner, spacious lounge and two bedrooms. Ideal low maintenance property with private west facing patio with summer house. The property also has the distinct advantage of private parking for one vehicle.

A property that will suit a variety of buyers whether as a main residence, second home or would equally make an ideal holiday letting property. Its estimated it could generate circa £28,000-£35,000 pa. There is an abundance of walks, bike rides etc from the door step from the village to Claife Heights, Latterbarrow, Tarn Hows, Grizedale Forrest and Esthwaite to name a few.

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.

Accommodation

UPVC front door leading into

Vestibule

With vaulted ceiling with panelled ceiling. Wall mounted Vaillant gas central heating boiler. Oak effect laminate floor. Internal door leading into;

Living Room

A light and airy dual aspect spacious room. Large enough for a dining table. With original exposed beam and cosy multi log burner sat on flagged hearth with oak lintel. TV point and inset lighting. Open painted staircase and under stair recess, great for storage. Lovely view towards Latterbarrow. Leading through to:

Kitchen/Diner

Generously proportioned and light room with original exposed beam and modern ceiling light. A good selection of contemporary green shaker wall and base units with 1.5 bowl stainless steel sink unit and mixer tap. Appliances include integrated four ring electric hob, electric oven, extractor fan, dishwasher and larder fridge freezer. Free standing washing machine. Part wall tiled. Oak effect floor. View over the patio.





First Floor

Landing. Partially boarded. Leading to;

Front Bedroom One

A spacious double room with loft hatch, inset lighting and lovely country views. Eaves storage space which is restricted access and head height but provides invaluable storage facility fully boarded with light.

Rear Bedroom Two

Single room with inset lighting and views over the rear garden.

Shower Room

Three piece suit comprising of double shower with shower panels, WC and vanity unit providing useful storage. Part wall tiled and wood effect flooring. Vanity mirrored cabinet and heated towel ladder radiator.

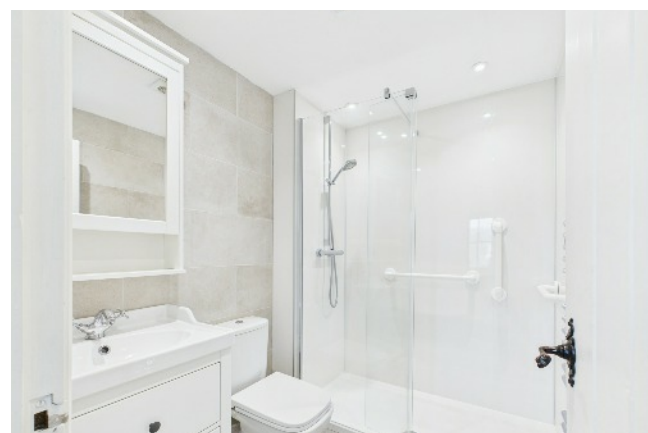
Outside

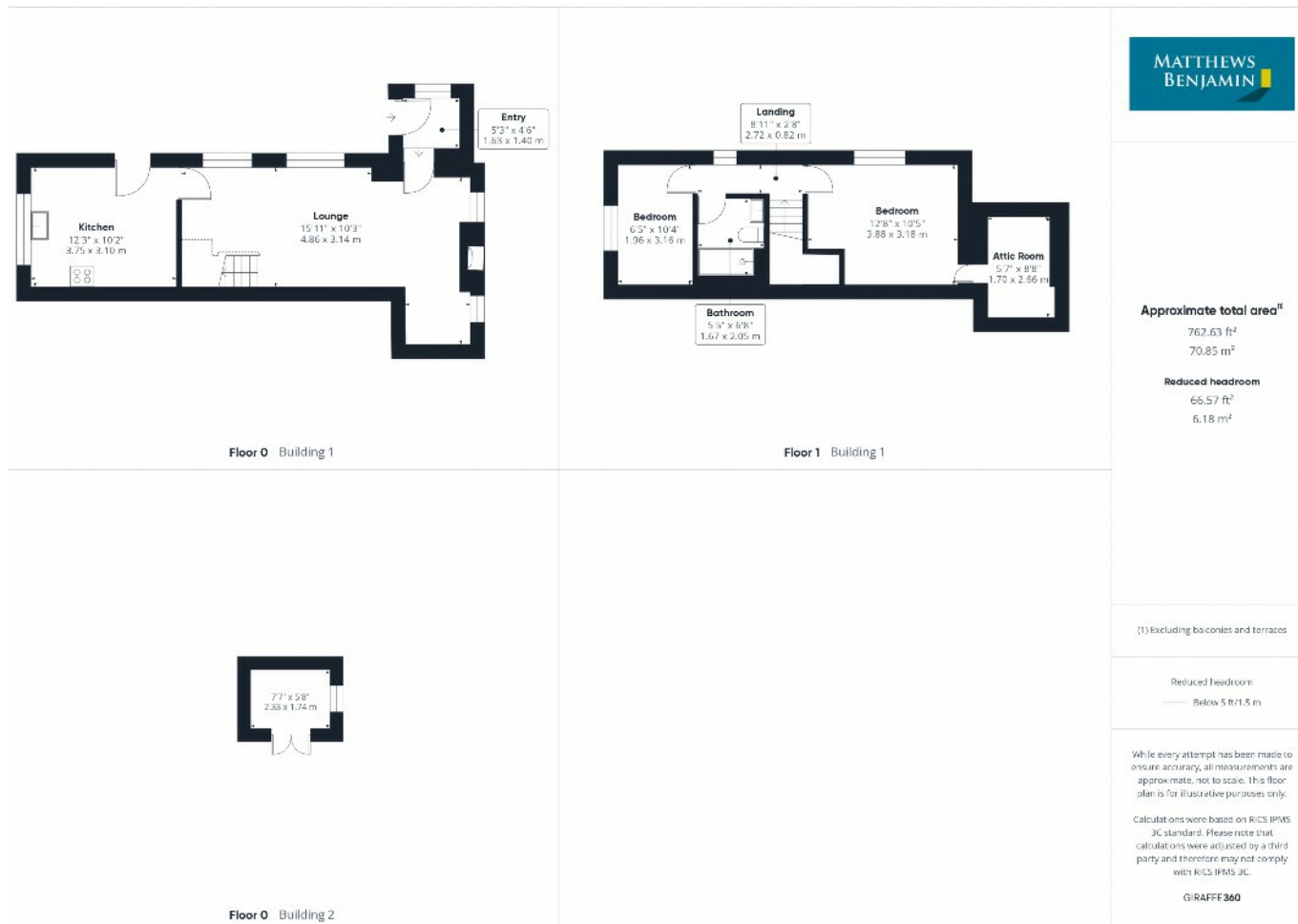
The property benefits from private paved west facing patio area with sturdy fencing and a timber summerhouse offering outdoor useful storage. This space offers an ideal low maintenance area which offers peace, tranquility and all above privacy. Private parking. Please note the neighbouring property owns the drive and Cruceni has a right to park.

Directions

What3words:///exonerate.chilled.doll

On approaching Hawkshead from Ambleside on the B5286, pass the junction on the right signposted Hawkshead Hill. Proceed along a short level straight, past a white detached house on the right, as the road starts to rise Cruceni Cottage is the first stone built cottage on the right, access into the driveway. There is room to turn a vehicle at the rear of the properties.





Services

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

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

E

Mobile

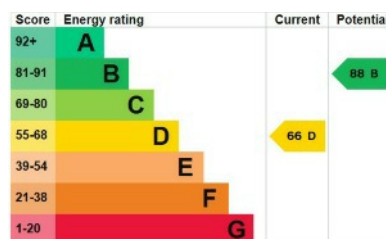
Indoor: O2 is reported as 'likely' for Voice services and 'limited' for Data Services. Vodafone is reported as 'limited' for Data services. EE and Three does not report providing any services.

Outdoor: EE, O2 and Vodafone are reported as 'likely' for both Voice and Data services. Three is reported as 'likely' for Voice services and 'limited' for Data services.

Broadband and mobile information provided by Ofcom.

Broadband

Superfast speed potentially available from Openreach of 80 Mbps download and for uploading 20 Mbps.



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.