



Longcroft End

Roger Ground, Ambleside, LA22 0QG

Guide Price: £725,000

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Longcroft End

Roger Ground, Ambleside

Longcroft End is a superb, substantial and quintessential three bedroom semi-detached 17th Century Lakeland cottage. The property has been extended over the years with the addition of a wonderful kitchen/diner whilst there is additional scope to further extend if required. The property is presented to an excellent standard with a delightful combination of original character features such as original exposed beams, complimented by modern fittings and appointments.

The property enjoys superb far reaching views across the adjacent countryside towards Latterbarrow, Red Screes and Wansfell Pike. The property borders open countryside with excellent south facing views with a detached garden room and private parking.

The property will suit a variety of buyers whether as a main residence, second home or holiday letting property. Its estimated it could generate a holiday letting income of circa £72,000.

Longcroft End occupies a delightful position in the popular hamlet of Roger Ground approximately ½ a mile south of Hawkshead in the heart of the Lake District National Park. Close to the shores of Esthwaite Water, Hawkshead is well known for its natural beauty and its strong connections to the children's author Beatrix Potter. Hawkshead has a good variety of amenities including Co op, restaurants and public house etc.



Accommodation

Large fronted porch and front door leading into:

Living Room

Superbly proportioned and tastefully presented dual aspect room with two window seats, feature original exposed beams and substantial Westmorland fire place. Quality oak flooring. Excellent country views.

Leading through to:

Kitchen/Diner

Well proportioned light and airy dual aspect room housing a beautiful rustic style kitchen. A contemporary selection of wall and base units with granite work top, sink with mixer tap, gas fired AGA, integrated dishwasher, washing machine and fridge freezer. Indian slate floor. Superb view across the garden towards Latterbarrow, Wansfell Pike and Red Screes.

Cloak Room

Fully floor and wall tiled with wash hand basin and WC.





First Floor

Attractive landing with exposed beams, small but useful linen cupboard, loft hatch with pull down ladder giving access and providing useful storage space with electric.

Rear Bedroom One

Attractive double room with feature exposed beams and lovely window seat providing excellent country views towards Latterbarrow and Wansfell Pike. TV point.

Front Bedroom Two

Lovely double room with feature deep window seat. Original beams. TV point.

Bedroom Three

Spacious single room/bunk beds, with TV point and feature window seat. Views over the front garden.

Bathroom

Luxurious white three piece suite comprising panelled duo bath with shower over, designer wash hand basin and WC, fully wall tiled with shaver point and extractor. Excellent views towards Latterbarrow.





Outside

The property is approached by a private shared drive leading onto the properties own private drive with parking for approximately three vehicles.

The property enjoys an attractive and substantial garden including a generous sized south facing lawn with views towards Esthwaite Water, there is a gravel path, small pond, paved patio area and an wonderful established selection of mature shrubs and bushes as well as a stream running with in the grounds. Highly useful Garden Room with electric, double glazing and tiled floor. Additional summer house and potting shed.

Please note the property benefits from a shared ownership of a large paddock to the rear which extends to approximately 10.5 acres. This is owned

by an independent Management Company who own the Freehold of which Longcroft End is one of the eleven shareholders. It was purchased by them all to protect the view.

Services

All mains services are connected. Gas fired central heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

E

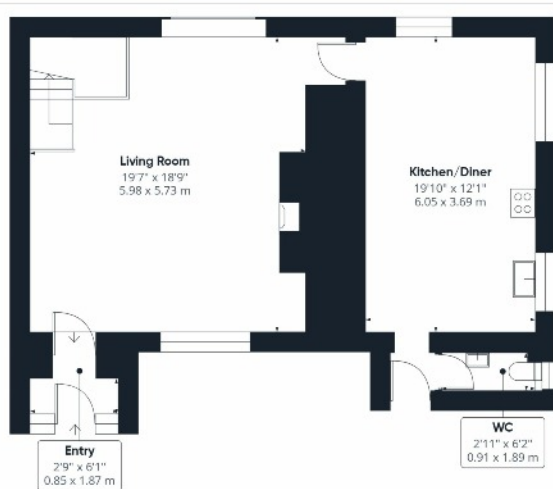
Directions

On leaving Hawkshead from the south, at the T junction turn right passing the school and coal yard. Turn first right, up to Roger Ground and continue for approximately 400 metres and Longcroft End is near the top of the lane on the left hand side.

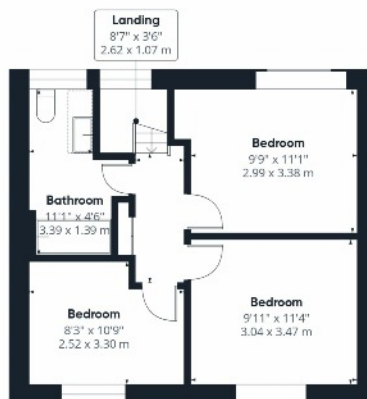
What3words [///dreamers.losses.postings](https://www.what3words.com/dreamers.losses.postings).

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

1257 ft²

116.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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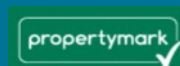
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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