



Hawkshead

£710,000

Amaley, Low Gallowbarrow, Hawkshead, Ambleside, LA22 0NR

A short stroll from the heart of the picturesque village of Hawkshead, Amaley is an impressive four-bedroom property enjoying a peaceful setting at the end of a quiet lane, with spectacular views across the surrounding fells and countryside.

Offering spacious and versatile accommodation, together with excellent access to the Lake District's magnificent fells, lakes and walking routes, this is a wonderful opportunity to embrace the much sought-after Lakeland lifestyle.

Quick Overview

- Sought after village location
- Short stroll to Hawkshead and local amenities
- Four bedroom detached house
- Spectacular Lakeland views
- Spacious open-plan living area
- Ideal Lake District family home, second home or holiday let
- Practical boot room and garage
- No chain
- Ample private off road parking
- Superfast Broadband Available



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Superfast
Broadband
Available



Off Road
Parking

Property Reference: AM4227



Views from the property



Entrance Hall



Open Plan Living Space and Kitchen



Open Plan Living Space and Kitchen

The property is entered through a part-glazed door, flanked by obscure glazed panels, into a welcoming and light-filled entrance hall. To the left, Bedroom One is a generous double room with a front-facing window. The room benefits from a built in wardrobe with storage above and a mirror. A well-appointed en-suite shower room features a large Mira shower, wash basin with mirror above, WC and heated towel rail. Part-tiled walls and tiled flooring complete the space.

To the right of the entrance hall, a door leads into the double garage, currently arranged as a games room and fitted with a workbench and useful storage cupboards. A further door opens into the boot room, an invaluable addition for country living, providing shelving, coat hooks and space to store muddy boots and outdoor clothing after a day exploring the surrounding fells. The room also houses the Worcester boiler and hot water cylinder.

From the entrance hall stairs rise to the first-floor landing, where loft access and two additional storage cupboards provide further useful space. From here is the impressive, open-plan kitchen, dining and living area, enjoying triple-aspect windows that flood the room with natural light and frame delightful views across the fells and surrounding woodlands. Wood-effect Amtico flooring runs throughout, creating a cohesive and contemporary finish.

The kitchen is well equipped with a comprehensive range of wall and base units, complemented by Corian work surfaces with a moulded splashback and drainer alongside the stainless steel sink. Integrated appliances include a Bosch five-ring induction hob with extractor above, two full-size Bosch ovens, fridge, freezer and dishwasher. There is ample space for a large dining table, making this an ideal setting for entertaining family and friends or enjoying relaxed everyday living. A door from the kitchen provides direct access to the rear of the property.

The adjoining living area is particularly appealing, with windows to the front and side taking full advantage of the beautiful Lakeland outlook. A log-burning stove set upon a slate hearth creates a welcoming focal point, offering a cosy retreat during the cooler months while providing the perfect place to unwind after a day spent outdoors.

The remaining three bedrooms are also situated on the first floor. Bedroom Two is a well-proportioned double with dual-aspect windows enjoying lovely views across the fells and open countryside. Built-in wardrobe space, an additional storage cupboard and a mirror add to the room's practicality. Bedroom Three is another comfortable double, overlooking the rear garden and featuring a built-in wardrobe with storage above and a mirror. Bedroom Four is a smaller double, with a window overlooking the garden.



Kitchen



Living Space



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Serving these bedrooms is a well-appointed shower room, fitted with a large double Mira shower, wash basin, WC, mirror and heated towel rail. The room benefits from part-tiled walls, Amtico flooring and a useful storage cupboard, while a large obscure-glazed rear window allows plenty of natural light to enter.

The gardens are a particular highlight, offering a wonderful opportunity to enjoy the peaceful surroundings and far-reaching Lakeland views. To the left-hand side of the property, steps with a handrail lead up to a garden which is predominantly laid to lawn, with established shrubs creating attractive borders and a sense of privacy. A pathway continues around the rear of the house, with further steps rising to an elevated patio area. From here, the outlook across the surrounding fells and countryside is truly captivating, providing an idyllic spot to relax, entertain or enjoy a glass of something chilled while taking in the scenery.

Further steps descend along the opposite side of the property to a covered carport, providing parking for one vehicle and incorporating an electric vehicle charging point. The boot room can also be accessed directly from this area.

Amaley further benefits from a gravelled parking area opposite the house, providing space for two vehicles, in addition to the covered carport and parking for two cars within the double garage. Combining generous accommodation, excellent storage and parking provision with an enviable village setting and beautiful countryside views, Amaley presents an appealing opportunity to enjoy all that Hawkshead and the surrounding Lake District have to offer.

Accommodation (with approximate dimensions)

Entrance Hall

Bedroom One 13' 11" x 9' 9" (4.25m x 2.98m)

First Floor Landing

Kitchen/Living Area 25' 3" x 15' 4" (7.71m x 4.69m)

Bedroom Two 12' 0" x 12' 7" (3.66m x 3.84m)

Bedroom Three 10' 8" x 12' 6" (3.25m x 3.83m)

Bedroom Four 7' 8" x 10' 11" (2.35m x 3.33m)

Shower Room

Garage 25' 5" x 12' 8" (7.75m x 3.86m)

Boot Room 6' 7" x 7' 3" (2.02m x 2.23m)



Bedroom One



Bedroom Two



Elevated Garden



Elevated Garden



Garage

Property Information

Tenure Freehold

Business Rates We understand the property to have a rateable value of £4,900 with the amount payable to Westmorland and Furness Council for 2026/27 being £2,445.10. Small Business Rate Relief may also be available

Services The property is connected to mains water, drainage, gas and electricity and benefits from gas central heating

Broadband Superfast Broadband available - Openreach network

Mobile Services Likely service from EE, Vodafone, Three and O2

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions Leave Ambleside village centre on the A593 signposted towards Coniston taking the left hand turn signposted for Hawkshead. Follow this road south for 2 to 3 miles and the village of Hawkshead comes into view. Just before the road bears sharply left before the main body of the village, turn left signposted to Low Gallowbarrow. The house can be found towards the end of the lane on the left.

What3Words ///dripping.marathons.sunshine

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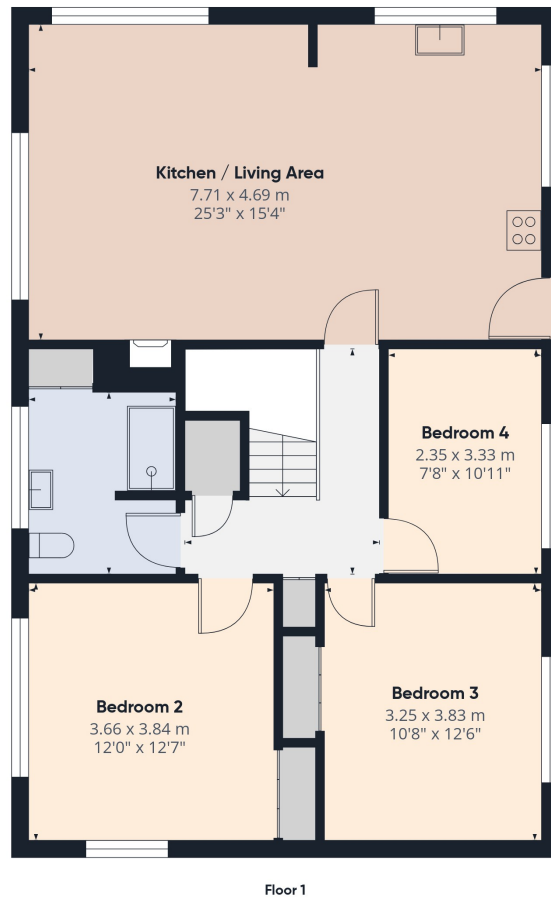
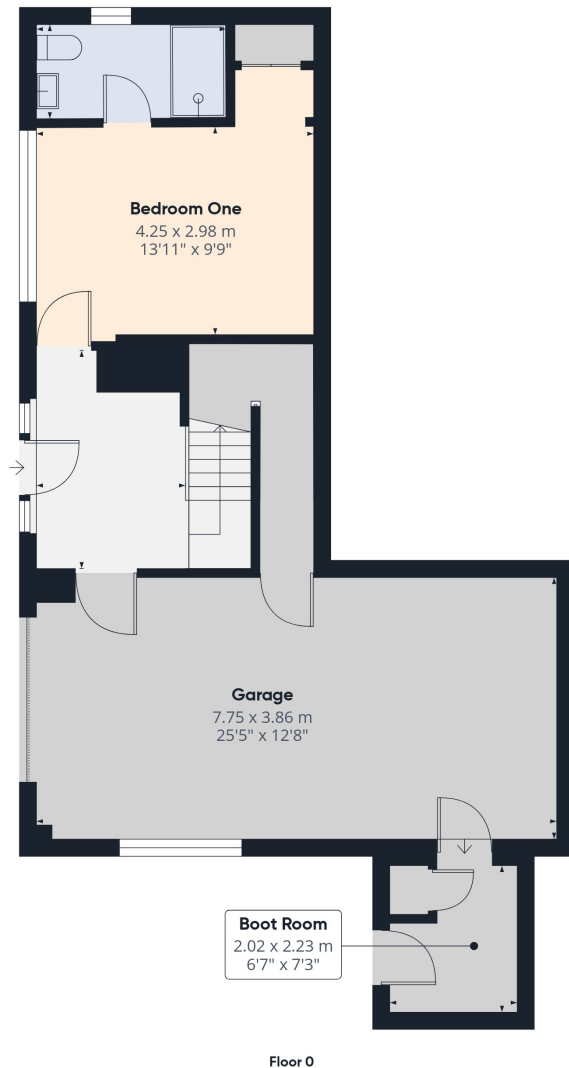


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Approximate total area⁽¹⁾
151.2 m²
1630 ft²

(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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