



Roger Ground Cottage

Roger Ground, Hawkshead, LA22 0QG

Guide Price £595,000

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Roger Ground Cottage is a delightful, double fronted traditional Lakeland cottage offering three bedrooms and two bathrooms with an abundance of character. Enjoying spacious accommodation with good size windows, allowing the natural light along with relatively high ceilings on the ground floor that provides a spacious yet cosy ambience. Set in a gently elevated position with attractive views towards Esthwaite Water, Latterbarrow, Claife and the surrounding countryside whilst enjoying a lawned garden with vantage point. The property has the distinct advantage of an easily maintained garden and private off road parking. The property is well presented with an abundance of characterful features with modern appointments, and although it is currently a main family residence the property could be used as a wonderful holiday home or would equally be suitable as an idyllic holiday letting property.

Hawkshead is a picturesque Lakeland village renowned for its literary connections to William Wordsworth and Beatrix Potter. Roger Ground Cottage is approximately ½ mile south from the centre of Hawkshead village which has a variety of amenities including shops, restaurants, a church and primary school. A footpath close by allows direct access to the village, and there is a variety of country walks straight from the door.



Accommodation

Fully glazed UPVC front door leading into:-

Lounge

Attractive light and airy dual aspect room with terrific views over the countryside towards Esthwaite Water. Welcoming multi fuel stove with slate hearth and surround, mantle, exposed beams and feature window seats. Fully flagged flooring. TV point. Under stair storage cupboard, inset shelving. Steps up to double doors leading into:-



Dining Room

Characterful room with original flagged floor, exposed Lakeland stone fireplace with decorative wrought grate, abundance of beams and feature window seats. Telephone point. Door leading into:



Utility Room

WC and Belfast sink. Plumbing for washing machine, and facility for under counter freezer, washing machine and dryer with worktops, wall units and useful shelving. Original exposed beams.

Kitchen/Diner

Dual aspect room with attractive winter views towards Esthwaite Water and Latterbarrow. Selection of cream wall, larder, display and base units and one and a half stainless steel sink unit with mixer tap and wood grain effect complementary worktops. Induction hob, electric oven, extractor fan, Perspex splash back and recently installed wall mounted Worcester boiler. High level cupboard housing meters. Part tiled walls and quarry tiled floor. Pelmet and spotlight lighting. Fully glazed door and space for a breakfast table.



First Floor Landing

Turn staircase with loft hatch and velux window. Exposed oak panelled wall.



Front Bedroom One

Master Suite with inset cupboard, exposed beam and original double doors. Lovely views over Esthwaite Water.



En-Suite Shower Room

White three piece suite comprising WC, generous shower cubicle and vanity wash hand basin. Part wall tiled and wood effect flooring.

Bathroom

Sliding door leading to a three piece suite comprising panelled bath with shower attachment and glazed screen, WC and pedestal wash hand basin with illuminated mirror. Exposed beam and part tiled walls. Velux window and heated towel rail. Wood effect floor.

Bedroom Two

Double room with airing cupboard housing the water tank. Views of Esthwaite Water and Latterbarrow.



Step down to;

Bedroom Three

Spacious dual aspect double room with original inset fireplace. Attractive views to Esthwaite Water and Latterbarrow.



Outside

The property benefits from an easily managed lawned garden with a selection of shrubs and bushes with views towards Esthwaite Water and Latterbarrow. Parking for two vehicles.





Services

All mains services are connected. Gas fired central heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

F

Directions

Head out of the village passing the school and continue for approximately ¼ mile, turn right signposted Satterthwaite. Continue through Roger Ground for approximately ¼ mile, on the corner turn left proceed for 100 yards there is a double parking bay on the right, this is the parking. The cottage is above.

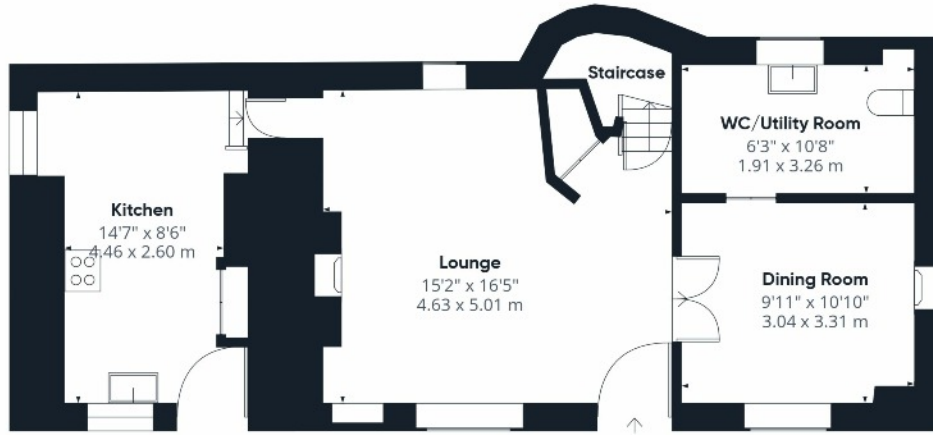
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Broadband

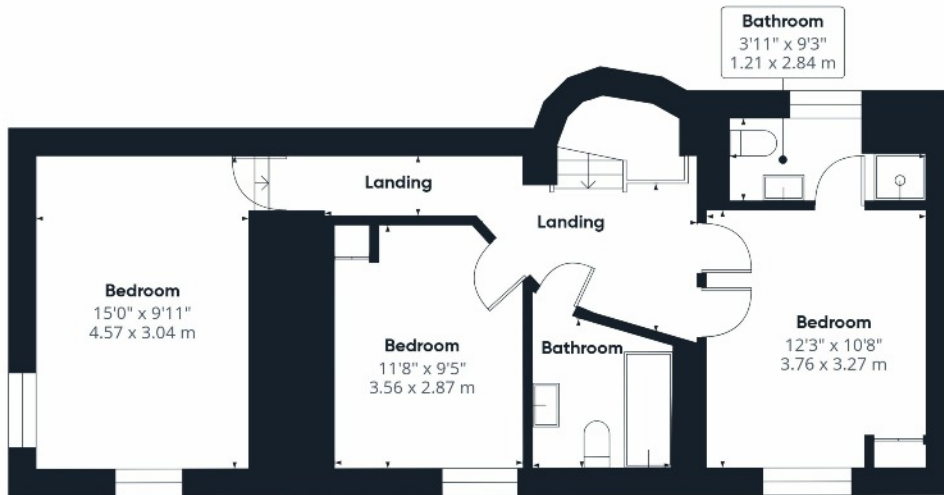
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £40 + VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1133 ft²

105.4 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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.