



## Town Head

Satterthwaite, LA12 8LS

Guide Price: £675,000

MATTHEWS  
BENJAMIN



# Town Head

## Satterthwaite

Sale of a generously proportioned traditional four bedroom detached white rendered Lakeland property. Although 'deceptively spacious' is an over used phrase its certainly apt in this case. The property offers spacious and well proportioned split level accommodation, with four reception rooms and two bathrooms.

A quirky property which originates from the 1650's and has benefitted from subsequent additions over the years. Offering a combination of original character features complimented by modern appointments.

Nestled with an attractive plot with extends to circa 1/3 of an acre. The property enjoys fabulous west facing views across the adjacent countryside towards Grizedale Forest whilst it has a lovely private manageable rear garden which enjoys excellent panoramic country views. With generous off road parking including a detached garage and two car ports.

Within the sale of the property there is the opportunity subject to additional negotiation to acquire the paddock across the road which extends to approximately 2.4 acres. The paddock enjoys beautiful views up the valley and borders a stream at the bottom. It would be an amazing addition to the property allowing for numerous hobbies including horses, bikes, dog training and fishing. But ultimately it's the control it would offer.

Although the property is currently enjoyed as a main residence it would equally be suitable whether as a holiday home or holiday let. Its estimated it could generate an annual gross income of £45,000 - £60,000.

Located in the rural village of Satterthwaite to the south of Hawkshead on the edge of Grizedale Forest which is the perfect place for families to explore, offering idyllic walks, cycling, Go Ape and much more. The property can be approached from the A590 and Rusland Valley to the south or from Hawkshead in the centre of the National Park. This property enjoys a wonderful peaceful location within a rural village which has a Public House, children's play ground, communal tennis court and local Church. Accessible to the central Lakes and the market towns of Kendal and Ulverston.





### Accommodation

UPVC front door leading into;

Vestibule offering an ideal cloaked area with tiled floor. Internal glazed door leading into;

### Kitchen

Contemporary selection of wall and base units with quality marble/granite worktop. LPG AGA, Belfast sink with mixer tap. Integrated appliances include fridge, dishwasher and microwave. Part wall tiled and tiled flooring. Display cabinets and feature window seat. Archway leading to;

### Dining Room

Continuous tiled floor. Wall and base units with display cabinets, granite work surface and exposed beams. Delightful west facing views across the adjacent field and surrounding countryside.

### Living Room

Superb generously proportioned light and airy dual aspect room enjoying a feature bay window. Quality solid oak flooring. Substantial wood burning stove on slate hearth and oak mantle. Recessed alcove shelving with built in shelved cupboard.

Steps leading to;

### Study

Comprehensive selection of cupboards and fitted desk. Again, with beautiful views up the valley towards Grizedale Forest.

Rear Inner Hall, leading to;

### Cloakroom

Generously proportioned with a WC, vanity wash hand basin, tiled floor and partially tiled walls. Good selection of built in cupboards.

### Additional Inner Hall

High vaulted ceiling with additional exposed beams. Garden views. Stepping up into;

### Lounge

An attractive triple aspect room with feature bi-fold door giving lovely views up the garden and surrounding countryside. Fireplace present with electric fire. Exposed beams.

### Utility Room

An excellent multifunctional room, also used as a boot room, with plumbing for washing machine, Belfast sink, wall mounted valent LPG boiler. Additional cupboards including the cylinder cupboard. Leading to a split level landing with additional cupboard.



## Lower Ground Floor

### Bedroom One

A generously proportioned double room with exposed beams and wonderful country views and built in wardrobe.

### Bedroom Two

A generously proportioned double room with high ceiling and exposed beams.

### Bathroom

Two piece suite comprising of a substantial double shower and wash hand basin. Majority wall tiled and slate floor tiling. Twin heated towel rails, illuminated mirror, electric shaving point and under floor heating.

### Separate WC

Half wall tiled & fully floor tiled. Concealed consumer unit and exposed beam.

## First Floor

### Bedroom Three

An attractive double room with exposed beams. Built in cupboard with additional walk in wardrobe with exposed beam. Possibly previously been an ensuite, as it has an electric shaving point.

### House Bathroom

Comprising of a three piece white suite with panelled bath with shower over, vanity wash hand basin and WC. Partially wall tiled with heated towel rail, electric shaving point, extractor fan and exposed beam.

### Bedroom Four

A double room, currently used as storage, with a built in wardrobe and exposed beams.

### Outside

The property is approached by a private drive, which allows parking for four vehicles with an additional gated drive, providing parking for a further 3 vehicles including a spacious detached garage. There are two car ports providing ideal shelter. The garden is primarily to the rear, a delightful private area with various levels/tiers enjoying an established selection of shrubs and bushes. There is an additional raised terrace towards the top of the garden, offering an excellent vantage point over the property towards Grizedale Forest and stunning west facing panoramic views.





#### Services

Mains water and electricity. Private drainage (which is compliant) and LPG central heating.

#### Tenure

Freehold. Vacant possession on completion.

#### Council Tax Band

G

#### Directions

What3words///fortune.dentistry.season

#### 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://checker.ofcom.org.uk)



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

2027 ft<sup>2</sup>  
188.6 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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 |                         |           |
| (39-54)  | E | 38                      | 51        |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| England & Wales                                    |   | EU Directive 2002/91/EC |           |



Floor 0 Building 2

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.