



1 Hawkshead Hall

Hawkshead, LA22 0NN

Guide Price: £900,000

MATTHEWS
BENJAMIN



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1 Hawkshead Hall is an attractive and substantial four bedroom, four bathroom traditional Victorian stone built Lakeland property with generously proportioned accommodation spread over three floors. A light and airy property with attractive period features including large windows, high ceilings, original fireplaces. With private drive allowing generous parking, manageable low maintenance garden and attractive country views nestled on the edge of the village being only a gentle five minute walk from the village centre.

The accommodation provides substantial proportioned rooms with the ground floor having a large living room, open plan kitchen and dining room and cloakroom utility room. The four bedrooms are spread over the first and second floors, again offering spacious accommodation of which three enjoy ensuite facilities. The property has been well maintained being fully double glazed, and has an attractive combination of modern appointments such as granite worktops in the kitchen combined with traditional features.

Although the property is one half of a larger property it has its own private drive, parking and garden completely unaffected by the neighbour. A versatile property which will suit a variety of buyers whether as a main family residence, retirement property or second property. It is currently a well established and successful holiday letting property being sold as a going concern with the majority of contents and all forward bookings. Generating circa £60,000 per annum and currently let via HolidayCottages.co.uk.

The property enjoys a lovely south facing aspect towards Hawkshead and Latterbarrow. 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 speciality shops, public houses, primary school, Co op, pharmacy and church. There is an abundance of walks, bike rides etc from the doorstep or from the village to Claife Heights, Latterbarrow, Tarn Hows, Grizedale Forest and Esthwaite among a few.



Open porch and sensor lighting with substantial glazed front door. Leading into;

Hallway

Attractive entrance hall with oak floor. Alarm. Steps leading down to;

Cloakroom/Utility

With quarry tiled floor, high flush WC, wash hand basin and plumbing for a washing machine. Window with views across the garden.

Open Plan Kitchen/Diner

An excellent spacious and light dual aspect room with wonderful high ceilings. The kitchen is well appointed with a comprehensive range of wall and base units, double Belfast sink with mixer tap and feature gas fired Aga. Central island with complimentary granite worktop incorporating a built in combination microwave, two ring electric hob and standard size wine cooler. Includes a Liebherr fridge freezer, display cabinets and integrated dishwasher. Part tiled walls and original flagged flooring add character. Dining area features solid oak flooring, a cast iron fire surround with hearth and oak mantle. Dual aspect with views towards Hawkshead, plus glazed patio door opening to the garden. Recessed alcove cupboards housing the consumer units.



Living Room

A lovely light and airy dual aspect spacious room with high ceilings and a feature bay window giving south facing views over the garden towards Hawkshead and Latterbarrow. Original Victorian style cast iron fire with tile surround and marble hearth.

First Floor Landing

Leading to;

Front Bedroom One

Generous L shape dual aspect principal bedroom with far reaching views towards Hawkshead, Grizedale Forest and Latterbarrow. Double doors leading to;

En Suite

Three piece white suite comprising of a double shower cubicle, vanity unit and WC. Fully floor and wall tiled with heated towel rail, illuminated mirror, electric shaver point and extractor.





Front Bedroom Two

A lovely feature double room with country views across the garden. Built in substantial wardrobe with shelving.

Rear Bedroom Three

A generously proportioned twin room, again with lovely country views towards Latterbarrow.

En Suite

Spacious three piece suite comprising of corner shower cubicle, WC and pedestal wash hand basin. Fully floor and wall tiled. Heated towel train and extractor fan.

Second Floor Landing

With exposed beams. Linen cupboard with built in shelving in the eaves. Triple Velux windows. Cupboard housing the water cylinder.

Bedroom Four

Attractive twin bedroom with eaves access, exposed trusses and lovely south facing views towards Hawkshead, Grizedale Forest and Latterbarrow.

House Bathroom

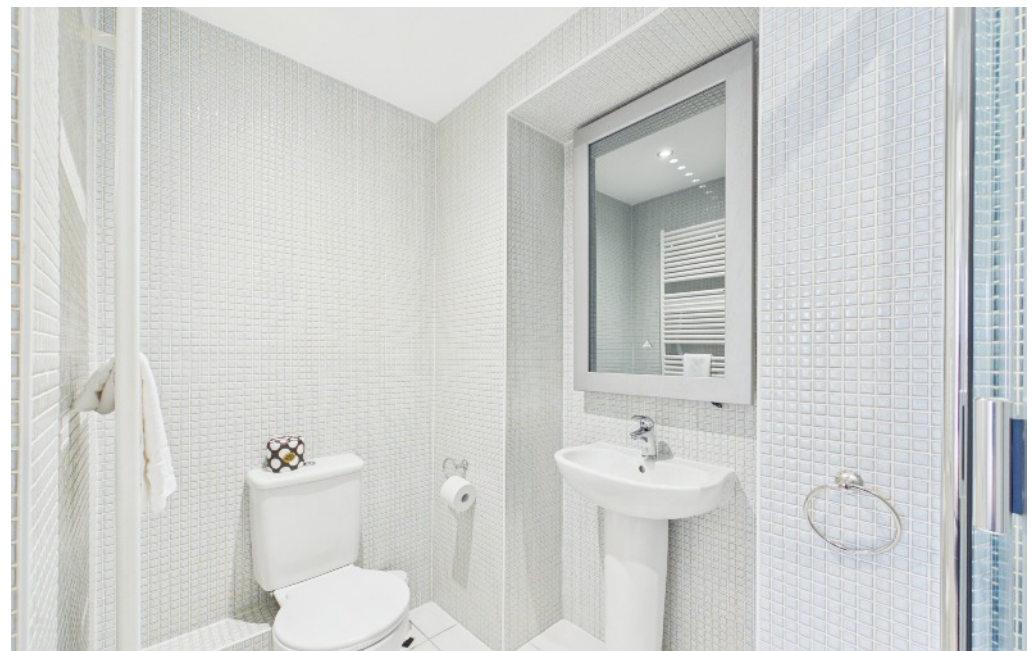
Spacious three piece white suite comprising panelled bath, pedestal wash hand basin and WC. Velux window offering far reaching fell views towards Latterbarrow. Exposed beams, illuminated mirror and part tiled walls.

Outside

A private gated driveway with extensive parking. Attractive majority lawn garden with a variety of attractive rhododendrons. Principally south facing garden with former garage which is now a useful wood store with additional storage unit at the rear. A small selection of plants and bushes. Paved terrace. Access steps leading down to;

Basement

Useful area that houses the boiler and provides useful storage facility.





Services

Mains water, and electric and gas central heating.
Shared private drainage (compliant system).

Tenure

Freehold

Rateable Value

£5,600 amount payable £2,609.60. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.

Directions

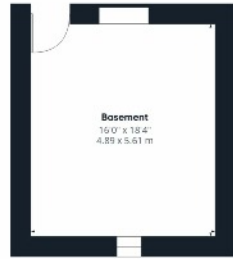
From Ambleside take the A593 towards Coniston and turn left at Clappersgate over the river signposted Hawkshead. Continue for approximately 4 miles through the hamlet of Outgate and as you approach Hawkshead with the campsite to the left at Hawkshead Hall there is a turning on the right just before Hawkshead Hill turning.

What3words:///furniture.hushed.widen

Broadband

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



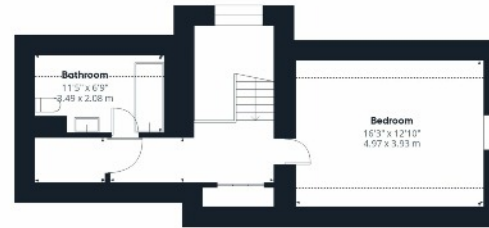
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2427 ft²
225.6 m²

Reduced headroom

74 ft²
6.9 m²

(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.

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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.