



Sunnythwaite

Hawkshead Hall Lodges, Hawkshead LA22 0NN

Guide Price £325,000

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Sunnythwaite is a beautifully presented two bedroom, two bathroom lodge set within an exclusive development of just five properties at Hawkshead Hall, where opportunities to buy are rarely available. Enjoying a peaceful stream side setting with ample parking, yet only a short walk from the centre of Hawkshead village, it offers the perfect blend of tranquillity, privacy and convenience.

Recently upgraded with new decking, guttering, external redecoration, carpets and appliances, the lodge is offered fully furnished and ready for immediate enjoyment or holiday letting.

A rare combination of 999-year leasehold ownership, low annual site fees, unrestricted year-round use and no stamp duty payable, makes Sunnythwaite particularly attractive to both lifestyle buyers and investors.

Currently operated as a part-time holiday let for 40% of the year, Sunnythwaite generates a gross income of approximately £34,000 per annum, while still allowing significant owner use. The property has previously achieved in excess of £40,000 per annum as a full time holiday let, demonstrating its strong earning potential.

Combining proven income, low running costs, long term ownership security and an exceptional Lake District location, Sunnythwaite presents a rare opportunity to acquire a high quality retreat with established investment credentials.



Sunnythwaite is being sold with the majority of contents and forward bookings.

The lodges are built with an excellent combination of environmentally friendly materials and to a high specification. The lodges are built in cedar clad with tiled roof and each lodge comes with standard double glazed hardwood doors and windows. Features include extensive use of timber from sustainable forestry.



Accommodation

Steps up to the front door leading into:

Entrance Hall

With storage cupboard providing useful storage facility. Cloaks area. Housing Worcester boiler and Smeg washer/dryer.



Open Plan Living Room/Kitchen

A stunning light and airy triple aspect room with feature vaulted ceiling. Central free standing log burner with flue, sat on an attractive glass hearth. TV point. The kitchen area has a contemporary selection of matt cream wall and base units with a central breakfast bar island with wooden worktops and upstands. Stainless steel circular sink unit and chrome mixer tap. Integrated appliances include electric oven, fridge/freezer and dishwasher. Four ring gas hob and extractor. The dining area looks out onto the substantial decked patio with south west facing views towards the woodland and stream. Oak flooring throughout and triple patio doors onto the veranda and patio.



Bedroom One

Lovely double room with fitted twin wardrobes. Patio doors leading out onto the veranda and attractive country views.



Bedroom Two

Twin bedroom with built in wardrobe housing electric fuse box. Lovely views over the drive towards Latterbarrow.



En-Suite

Superb three piece suite comprising of large double shower, ceramic modern sink with chrome mixer tap, mounted on a wood effect base unit and WC. Useful display shelving and mirror. Electric shaver point and inset lighting. Heated towel radiator, combination of part wall tiled and part panelled shower walls with extractor fan. Oak floor.



Bathroom

Excellent three piece suite comprising of panelled bath with power shower over with glazed door. Mounted ceramic sink on wood effect base unit with stylish chrome mixer taps. Wall mounted WC and chrome ladder radiator. Feature shelf with mirror cabinet and overhead lighting. Part wall tiled and part panelled shower wall and oak floor. Electric shaver point.





Outside

The private outside space comprises of a private decked veranda to the side and rear all providing a delightful sunny west facing aspect of the surrounding countryside. Gated side access. Two allocated parking spaces.

Services

All mains services connected. Gas central heating.

Tenure

Leasehold for an original term of 999 years. Annual maintenance fee of £2,000 (no VAT) per annum. Which includes communal maintenance of grounds, drive and WIFI. The property can be used all year round but not as a main residence.

Rateable value

Private arrangement. Currently paying £477 per annum

Stamp Duty

Please note we believe stamp duty will only be payable on the land proportion of the sale and not the actual lodge. Additionally we don't believe the surcharge will be applicable.

What3words:///encourage.rejoiced.until

Broadband

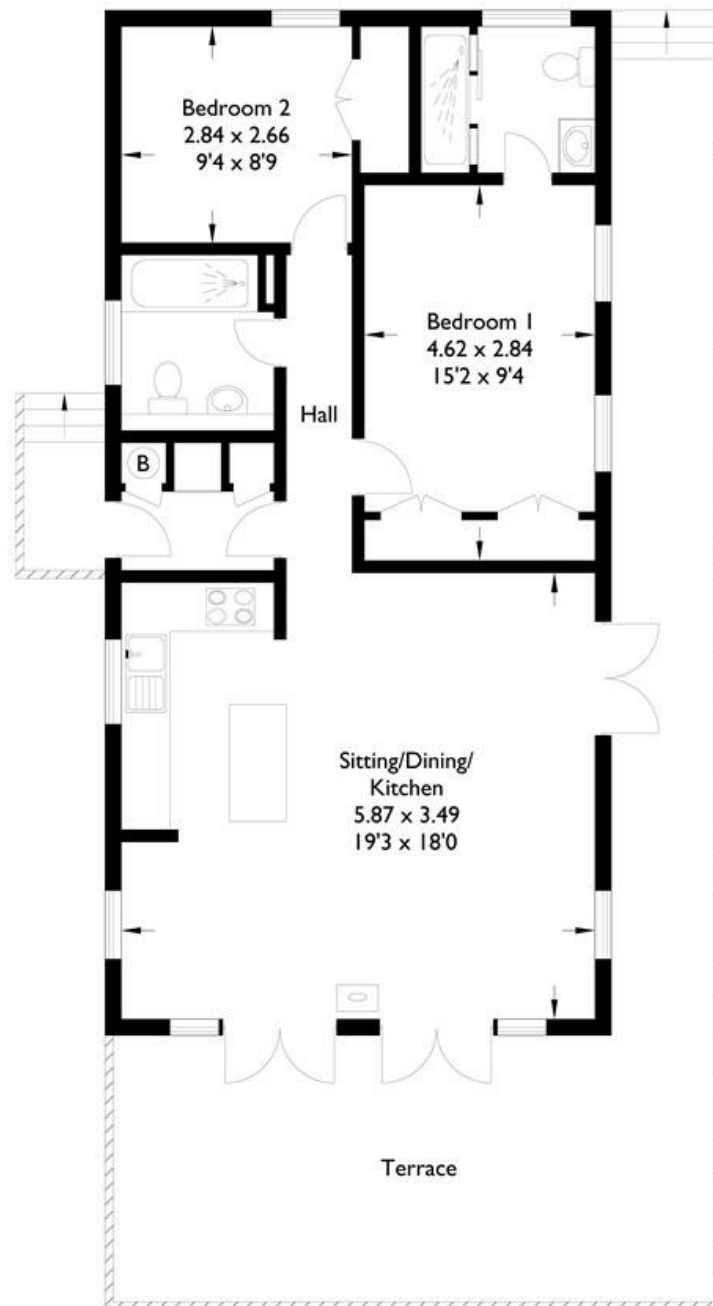
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)



Sunnythwaite

Approximate Gross Internal Area : 71.18 sq m / 766.17 sq ft

Total : 71.18 sq m / 766.17 sq ft



Viewing is strictly by app
The services, kitchen and sa
endeavour to make their sale
verified. Please contact the a

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor
plan, all measurements are approximate and no
responsibility is taken for any error.

**MATTHEWS
BENJAMIN**

ons and survey. The agents
statements have not been