



## Hawkshead

£375,000

11 Kings Yard, Hawkshead, Ambleside, LA22 0QP

Nestled in the picturesque village of Hawkshead, this charming 2-bedroom cottage offers a perfect blend of character and convenience. The property has been lovingly maintained and boasts a cosy atmosphere that welcomes you from the moment you step inside.

### Quick Overview

Charming cottage  
2 Double bedrooms (1 Ensuite)  
Peaceful location  
Courtyard patio  
Close to local amenities  
Currently a successful holiday let  
No Chain  
Ideal permanent home, weekend retreat or holiday let.  
Off road parking for one car  
Superfast Broadband 80 Mbps available\*



2



2



1



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Superfast  
Broadband



Off Road Parking  
for one car

Property Reference: AM4031



Open Plan Kitchen/Living Room



Open Plan Kitchen/Living Room



Open Plan Kitchen/Living Room



Open Plan Kitchen/Living Room

### Location

Leave Ambleside village centre on the A593 signposted towards Coniston and take the left hand turn signposted for Hawkshead crossing the river Brathay on to the B5286. Follow this road south for approximately 4 miles to Hawkshead. Prior to the main road which leads into Hawkshead village itself, is a right hand turning which leads into Kings Yard, where 11 Kings yard can be found 100 yards on your right. With allocated car parking for one car.

### What3words

///neatly.trades.cube

### Description

The cottage is warm and welcoming with an open plan layout which seamlessly connects the kitchen, living room, and dining area having space for both dining and relaxing - perfect for gathering with friends and family. Bright and airy thanks to the large windows and doors which flood the room with natural light. The kitchen is stylish with integrated appliances including a 4 ring gas hob, Indesit dishwasher, Lamona oven and plumbing for an automatic washing machine. The living area, which benefits from under stair storage space, offers a cosy retreat, perfect for unwinding after a long day, whilst the dining space provides a stylish setting for enjoying meals with family and friends. Featuring a courtyard patio to the rear of the property just perfect for unwinding at the end of a long day with a glass of something cool, peaceful and private you'd never believe you're only a stones throw from the hustle and bustle of Hawkshead. Step inside to discover a characterful living space with traditional elements and modern comforts.

Both double bedrooms are thoughtfully designed to maximise space and comfort, ensuring a tranquil and restful environment for residents and guests alike. The dual aspect windows in bedroom one enhance the charm and character of the cottage with this bedroom having a built in wardrobe/storage space and an ensuite shower room comprising of a shower, washbasin and WC. A house bathroom on this floor has a three piece suite comprising panel bath with shower over, wash hand basin and WC.

Located in a sought-after area, this charming cottage is ideal for those seeking a peaceful retreat in a quaint village setting. Don't miss the opportunity to make this delightful property your own and experience the beauty of Hawkshead living.

## Accommodation (with approximate dimensions)

### Ground Floor

#### Entrance porch

**Open Plan Kitchen/Living Room** 22' 6" x 15' 3" (6.86m x 4.65m)

**Dining Room** 11' 7" x 9' 7" (3.53m x 2.92m)

### First Floor

**Bedroom 1** 15' 4" x 8' 11" (4.67m x 2.72m)

#### Ensuite Shower Room

**Bedroom 2** 12' 5" x 8' 9" (3.78m x 2.67m)

#### House Bathroom

#### Outside

#### Courtyard Patio

## Property Information

**Business Rates** 11 Kings Yard has a rateable value of £2,650 with the amount payable to Westmorland and Furness District Council for 2026/27 being £1,322.35. Small Business Rate Relief may be available.

#### Tenure

Freehold.

**Services** The property is connected to mains gas, electric, water and drainage. Gas central heating to radiators.

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

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Dining Room



Bedroom 1

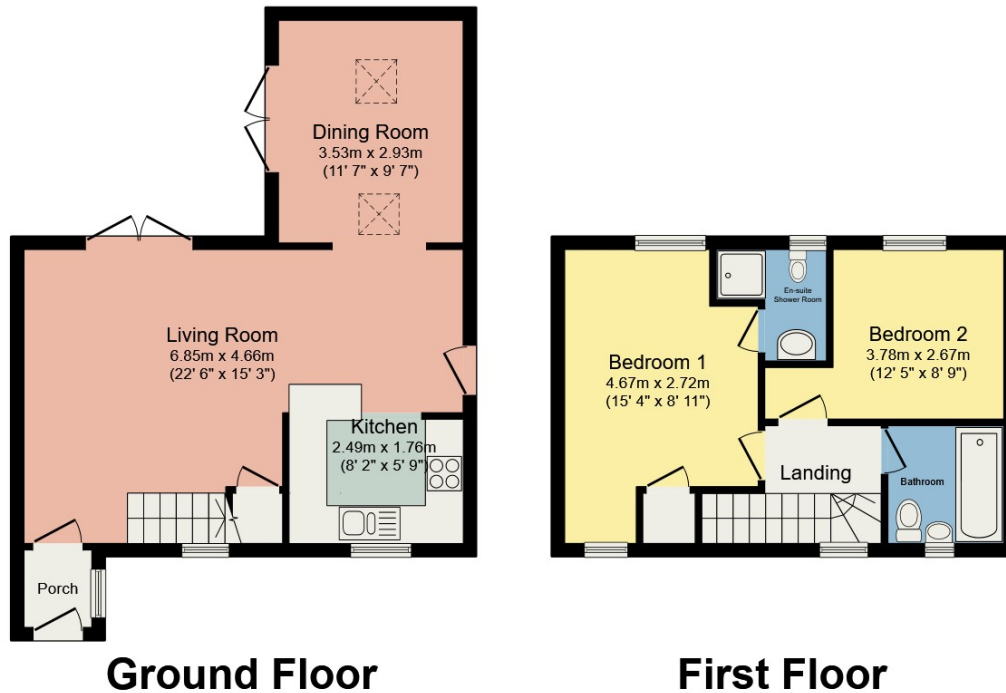


Ensuite Shower Room



Bedroom 2

## Kings Yard, Hawkshead



**Total floor area 76.9 m<sup>2</sup> (828 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.  
Please note; As this is a holiday let cottage, viewings will be limited to changeover days.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/03/2024.

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