



Fern Cottage

Slaters Yard, Hawkshead, LA22 0PG

Guide Price £300,000

Fern Cottage

Slaters Yard, Hawkshead

The sale of Fern Cottage represents an ideal opportunity to acquire a well proportioned two bedroom, two bathroom traditional Grade II listed Lakeland cottage spread over three floors.

A deceptively spacious property which has retained an abundance of original features including exposed beams throughout. Enjoying a cosy sitting room, large kitchen/diner and two en suite bedrooms.

Currently nestled off the main square providing easy access to it and being a ideal low maintenance property with no garden or parking. An ideal bolt hole, which is currently a well established holiday letting property let via Travel Chapter and generates an annual income of circa £20,000.

Hawkshead is a picturesque and popular Lakeland village well known for its literary connections with William Wordsworth and Beatrix Potter. Fountain Street is tucked away off the Main Square making it both convenient for the village but very private. Local amenities are all on hand with Post office, shops, pubs, restaurants, church and primary school within the village. A residents parking scheme operates in the village.



Accommodation

Pitched slate open porch with glazed front door leading into:

Living Room

12'10 x 11'7 (3.91m x 3.53m)

Characterful room with original exposed beams and open fireplace set on a slate hearth with stone surround and oak mantle. Recessed shelving. TV and telephone point. Enclosed staircase and understair cupboard. Leading through to:



Kitchen/Diner

17'9 x 13'11 (5.40m x 4.25m)

Generously proportioned dual aspect room with a selection of wall and base units with stainless steel sink unit and mixer tap. Appliances include four ring electric hob with electric oven and extractor, free standing washing machine and dishwasher. Part wall tiled and high ceiling. Cylinder cupboard and concealed consumer unit.

First Floor

Landing with exposed oak beams and open spiral staircase.



Bedroom Two

11'11 x 11'6 (3.64m x 3.50m)

Attractive proportioned L shaped double room with exposed beams. View over the cobbled courtyard. TV point and recessed shelf.

En-Suite

Three piece white suite comprising of corner shower cubicle, vanity wash hand basin and WC. Fully wall tiled with extractor and illuminated mirror.

Second Floor



Bedroom One

11'4 x 11'5 (3.45m x 3.47m)

Characterful double room with original exposed beams. TV point.



En-Suite

Spacious three piece suite comprising of corner shower cubicle, vanity wash hand basin and WC. Part wall tiled with extractor and illuminated mirror.

Directions

Entering from the south of the village and main car park, turn left by Poppi Red into the Main Square. Fountain Street runs between the Art Shop and the Honey Pot delicatessen. Fern Cottage is positioned at the far end of Fountain Street.

Services

Mains water, electric and drainage. Electric central heating.

Tenure

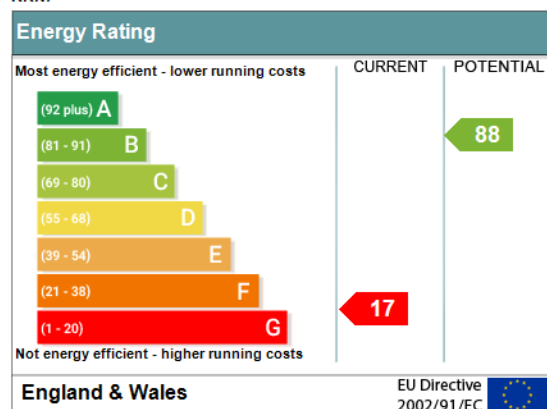
Freehold.

Rateable Value

£2,400. Actual amount payable £1,197.60 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333

Address: Fern Cottage, Slaters Yard, HAWKSHEAD, LA22 0PG

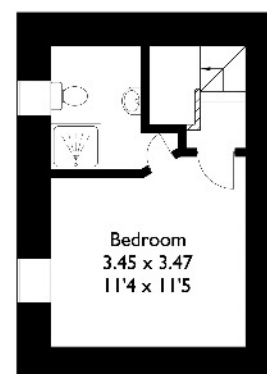
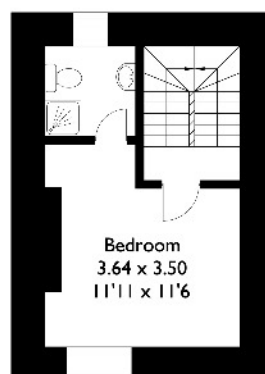
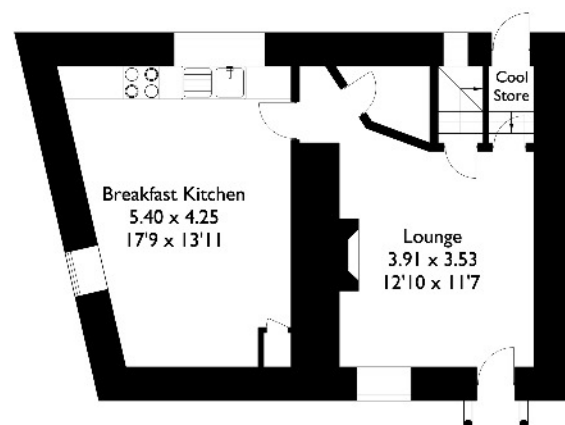
RRN:



Fern Cottage

Approximate Gross Internal Area : 82.21sq m / 884.90 sq ft

Total : 82.21 sq m / 884.90 sq ft



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.

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.

