



Wild Goose Cottage

Roger Ground, Hawkshead, LA22 0QG

Guide Price £450,000

Wild Goose

Roger Ground, Hawkshead

The sale of Wild Goose Cottage represents an opportunity to acquire a detached Grade II listed traditional Lakeland Cottage with an attached dilapidated barn. The property obviously requires somebody with a desire to create their own mark. The good news is it's sold with the huge benefit of listed Planning consent 7/2023/5742 to refurbish, repair and convert the property into a superb three bedroom property with extensive open plan living/kitchen/day room with an additional reception room. <https://planning.agileapplications.co.uk/ldnpa/application-details/81535>

The property has parking for three/four vehicles and an attractive view over the private rear garden towards Latterbarrow. In addition the property owns 1/11 of a 10.5 acre paddock to the rear which is owned by an independent Management Company.

Ultimately the property will suit a variety of buyers whether as main residence, for a family/retirement, second home or holiday let.

Ideally positioned on the edge of Hawkshead, a picturesque Lakeland village well-known for its literary connections to William Wordsworth and Beatrix Potter. Approximately ½ mile south from the centre of Hawkshead village which has a variety of amenities including shops, restaurants, Church, and primary school. A footpath close by allows direct access to the village.





Accommodation

Front door leading into:

Vestibule

Glazed door

Living Room

26'6 x 16'2 (8.09m x 4.93m)

Generously proportioned dual aspect room with original exposed beams. Stove set on a slate hearth and surround and spice cupboard. Additional features include: open oak staircase, oak beam windows with attractive views over the open countryside to the rear.

Step up leading into:

Kitchen

6'2 x 15'1 (1.90m x 4.61m)

Selection of wall and base units and stainless steel sink with mixer tap. Rear glazed door with a lovely view over the garden towards Latterbarrow. Internal door leading into:

Please note: That the planning permission has been granted to remove the wall to open up to the living room.





Store/Utility Room

Rustic room with original paved floor, exposed stone walls, oak beams, partial mezzanine and open floor to ceiling.

Separate cloakroom/WC

Pedestal wash hand basin and Valliant gas heating boiler.

First Floor Landing

Original exposed beams.

Bedroom One

8'8 x 17'1 (2.66m x 5.22m)

Generously proportioned dual aspect double room with window seat. Lovely view over the garden towards Latterbarrow and surrounding fells.



Bedroom Two

8'6 x 10'5 (2.59m x 3.18m)

Double room

Bedroom Three

10'11 x 9'6 (3.35m x 2.91m)

Double room with built in wardrobes



Bathroom

Three piece suite comprising of paneled bath with shower attached, pedestal wash hand basin and WC.



Outside

The property benefits from parking on the gable end for two/three vehicles with additional parking spaces at the front. There is an attached dilapidated barn which has got planning permission for an extensive open plan living/kitchen/day room with an additional reception room. To the rear, the garden is approached by the gable end, where you can find shrubs and bushes, grassed area and great views over the country side.

Wild Goose Cottage benefits from a shared ownership of a large paddock to the rear which extends to approximately 10.5 acres. This is owned by an independent Management Company who own the Freehold of which Wild Goose Cottage is one of the eleven shareholders. It was purchased by them to protect the view.

Directions

Head out of the village passing the school and continue for approximately 200m, turn right signposted Grizedale/Satterthwaite. Continue up for approximately 300m then turn left when you see the postbox in the hedge on the bend, follow the road down until you come to Wild Goose Cottage

<https://what3words.com/chugging.leaves.nibbled>

Services

All mains services are connected. Gas central heating.

Tenure

Freehold

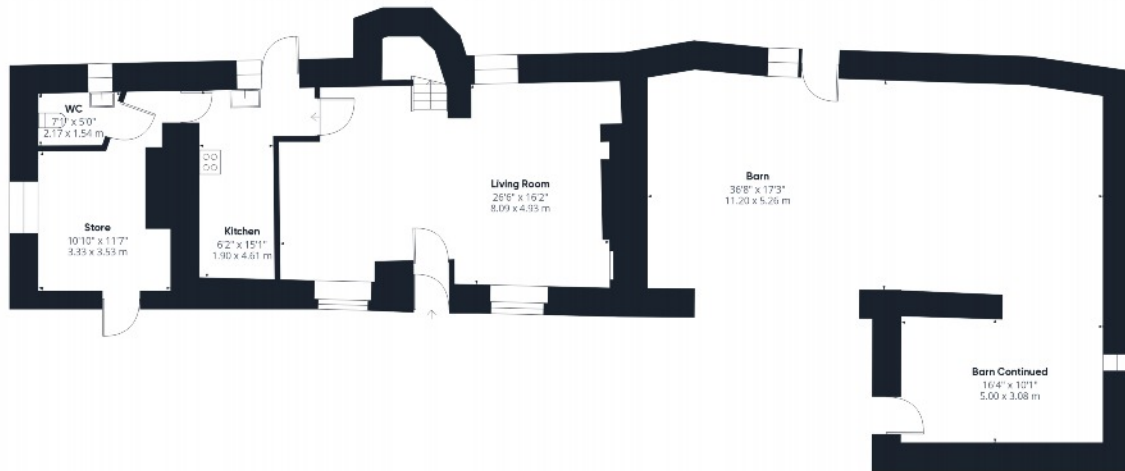
Council Tax Band

G

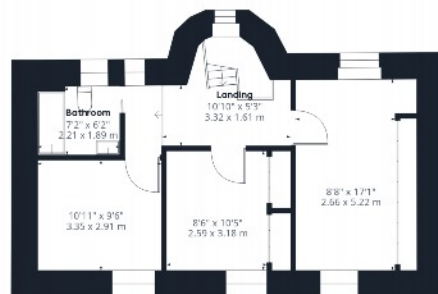
Broadband

26 Mbps download speed (based on Ofcom.com results)





Floor 0



Floor 1

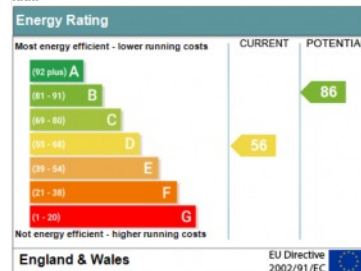
Approximate total area⁽¹⁾
 2080.58 ft²
 193.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Address: Wild Goose Cottage, Roger Ground, AMBLESIDE, LA22 0QG
 RRN:



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.

