



# 1 Hart Head Barn

Rydal, Ambleside LA22 9LT

Guide Price £800,000

MATTHEWS  
BENJAMIN



# 1 Hart Head Barn

Rydal, Ambleside

Sale of an immaculately presented and substantial three bedroom, three bathroom semi detached Lakeland barn conversion. Offering well planned accommodation where the upstairs lounge and kitchen take full advantage of the wonderful views whilst the bedrooms are on the ground floor. The property was originally developed in the late 1980's from a larger Lakeland barn and now benefits from an extensive refurbishment and some reconfiguration, all done in recent years by the current owner. The property is very tastefully furnished and decorated throughout, ultimately creating a wonderful combination of comfort and function. It is in a beautiful peaceful semi rural location with a gently elevated position which commands superb panoramic fell and country views predominantly from the upper floor including a distant view of Lake Windermere. There is also an ideal low maintenance area outside with terrace, plenty of parking and highly useful storage rooms.

Although currently a highly successful and well established 4\* holiday letting property, it would also suit a variety of buyers whether as a lovely main residence or second home. It currently generates a gross income of £65,000 p.a. and is being sold with all forward bookings and the majority of contents except some personal items. More information can be found through this link:

<https://www.lakelovers.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-High-Fall/Hart-Head-Barn-1041027.html>

Rydal is well known for its literary connections and stunning scenery in this picturesque area of the Lake District between Ambleside and Grasmere. This private position offers peace, tranquillity and stunning views in the Vale of Rydal and surrounding fells and Lake Windermere in the distance. 1 Hart Head Barn is set just above Wordsworth's famous home Rydal Mount. Well placed for an abundance of fell and country walks from the doorstep and only a short walk away from the popular inn, The Badger Bar at The Glen Rothay Hotel. The market town of Ambleside, approximately 1 mile away, has a wide variety of amenities including shops, restaurants, cafes, and Churches etc. Beautiful Grasmere can also be accessed by the well known 'Coffin Route' footpath.



### Rear Entrance

Stone flagged steps leading to glazed front door into;

### Hallway

Original exposed beam and loft hatch. Stepping down into;

### Kitchen/Diner

A wonderful bright and airy dual aspect room with feature vaulted ceiling and original exposed beams. A contemporary selection of cream coloured wall and base units with solid wooden work surface and part wall tiled. Appliances include Belfast sink with mixer tap, four ring electric hob and extractor hood, double electric oven, integrated dishwasher, Whirlpool microwave oven and free standing American style fridge. Rear patio doors leading to the terrace whilst to the front is a lovely Juliet balcony with stunning far reaching views towards Wansfell Pike and Lake Windemere in the distance.



### Living Room

Generously proportioned, offering a light and airy room with feature high ceiling and exposed beam delightfully presented with open fire with a Lakeland stone surround, slate mantel and slate hearth. Two tall feature window seats, beautiful view towards Wansfell Pike & Loughrigg with Lake Windermere in the distance.

### Shower Room

Stylish three piece suite comprising of shower cubicle, vanity hand basin and WC, mirror, electric light and shaver point, fully wall and floor tiled.

### Lower ground floor

### Hallway

Original exposed beam. Airing cupboard with shelving and two useful under stair cupboards.



### Bedroom One

Spacious double room with exposed beams, double patio doors and TV point.

### En-suite

Delightful three piece white suite comprising of corner shower cubicle, vanity hand basin and WC. Half wall tiled, fully floor tiled with wall mounted mirror and lights, heated chrome towel rail and extractor fan.

### Bedroom Two

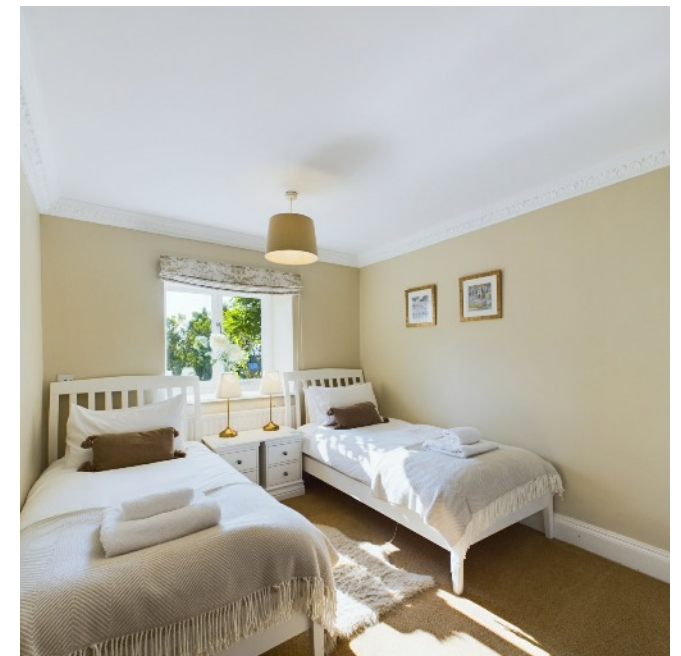
An attractive and well proportioned double room with zip and link bed and attractive country views.

### Bedroom Three

A spacious twin room with attractive views towards Wansfell Pike.

### Bathroom

Excellent three piece white suite comprising of power bath with shower over, vanity washbasin and WC, fully floor and wall tiled with extractor fan. Ash grey coloured heated towel rail.





### Outside

The property is approached via a private shared drive allowing parking for at least four vehicles. The gravelled drive leads to a sheltered front door. With an attractive low maintenance terraced area with a small planted border. Useful outside boot room with plumbing for a washing machine, housing the Ideal gas central heating boiler and water filtration system. There are also two additional highly useful store rooms ideal for bikes etc.

### Directions

From Ambleside head north on the A591 signposted Grasmere. On entering the village of Rydal take the first right onto a private road which is also signposted for Rydal Mount. Continue to the top of this road take a sharp turn and the drive for 1 Hart Head Barn is on the left hand side.

### Services

Mains electric & gas central heating. Shared private water and shared private drainage.

### Tenure

Freehold.

### Broadband

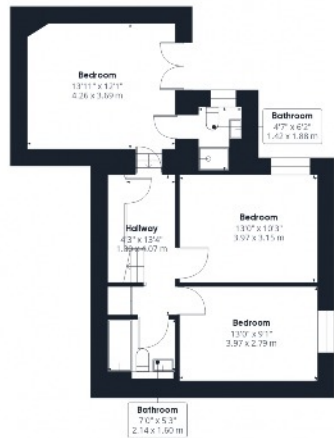
Standard speed of 7 Mbps download and for uploading 1 Mbps as per Ofcom website.

### What3words

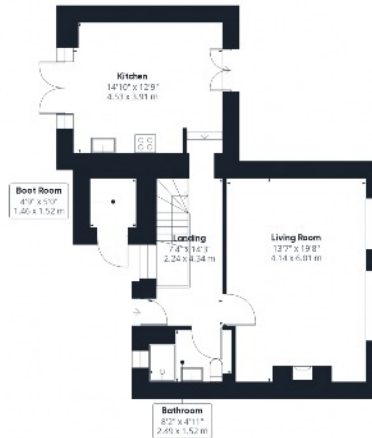
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### Gross Holiday Let Rental

£65,000 per annum.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area<sup>(1)</sup>  
 1281.55 ft<sup>2</sup>  
 119.06 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

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