



## Hawkshead

£665,000

Tiffle Bank, Gallowbarrow, Hawkshead,  
Ambleside, Cumbria, LA22 0NR

Perfectly placed just a short stroll from the centre of Hawkshead yet being quietly tucked away and enjoying wonderful views this immaculate 3/4 bedroomed detached home includes two reception rooms, a breakfast kitchen, one double bedroom, a bathroom and a large integral garage with accommodation potential all on the ground floor with the principle en-suite bedroom on the first floor alongside a study/home office (with a WC) through which access is gained to a further double bedroom. Add in the beautiful gardens, parking, peace and tranquillity and you have found the perfect family home, relaxing weekend retreat or superb holiday let.

### Quick Overview

- 3/4 bedroomed detached property.
- 2 Reception rooms and 2 bathrooms.
- Beautiful setting with wonderful far reaching views.
- Tastefully extended, welcoming home.
- Adaptable accommodation.
- Immaculately presented.
- Wonderful gardens with summer house and fell views
- Spacious integral garage.
- Superfast (80 Mbps) Broadband Available



3



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2



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Superfast  
Broadband



Garage  
Parking

Property Reference: AM4005



Living Room



Dining Room



Dining Room



Bedroom 1

**Location** Leave Ambleside Village Centre on the A593 signposted towards Coniston before taking a left hand turn just beyond Clappersgate, signposted Hawkshead, crossing the River Brathay on the B5286. Follow this road south for 3 or 4 miles and the village of Hawkshead comes into view. Gallowbarrow is located on the left hand side of the main road just before it bends sharply at the edge of Hawkshead village. Take this left turning onto a private road and continue straight ahead almost to the end of the cul de sac and the property is found on the left hand side with parking available opposite or in front of the garage.

**What3Words** ///conclude.elastic.prospered

**Description** If it really is all about the location, then Tiffle Bank is worthy of consideration based on that criteria alone. Its quiet cul de sac setting overlooking rolling fields towards Latterbarrow and Colthouse.. Thoughtfully extended, the well balanced accommodation lends itself to satisfying a wide variety of needs without compromise, and still somehow offers a tantalising opportunity for further enhancement, should you feel the need, as the enormous integral garage would readily convert to provide additional living space for those who might find the two reception rooms and three (or four) double bedrooms not quite enough.

The entrance hall gives you the option of turning into the bay fronted, dual aspect sitting room with its cosy wood burning stove on your left, or into the separate, bay fronted dining room on your right. The Kitchen is fitted with wall and base units having complementary work surfaces with integrated sink and a half with drainer and breakfast bar. Integrated appliances include a De Dietrich 4 ring induction hob above with extractor over, AEG oven, AEG microwave, Bosch dishwasher, AEG fridge and AEG freezer. The kitchen has access to a large side porch, which can double as a boot room and leads to a handy utility cupboard. There is also a lovely double bedroom with fitted wardrobes and the house bathroom on this level, which means that if you have future retirement in the back of your mind, the ground floor alone holds everything which you might need.

Beyond the dining room is the extension, which not only includes that spacious garage but also the staircase which leads to the first floor where the primary bedroom is situated with beautiful views to the front and a glazed door leading to the private garden at the rear. There are plenty of built-in wardrobes again, as well as a stylish en-suite bathroom. There is a perfect home office or study/hobbies room on the opposite side of the small landing, through which access is gained to the third double bedroom. The home office has been put to bedroom use in the past, and does include a WC and there is plenty of storage provision in the eaves cupboards.

The gardens are an absolute delight. The lower level at the rear includes a large patio with steps leading up to a higher lawn, where you will find a garden shed, a greenhouse and a wonderful summerhouse, complete with power and light and from which you can enjoy those panoramic views even on the less sunny days.



Whether you are seeking a warm and welcoming family residence, a peaceful retirement spot (now or in the future), a relaxing weekend and holiday retreat or a simply wonderful holiday let (contents available by separate negotiation if desired) - Tiffle Bank just has to be top of your list for early viewing.

### Accommodation (with approximate dimensions)

#### Ground Floor

**Living Room** 15' 7" x 14' 9" (4.75m x 4.5m)

**Kitchen** 15' 7" x 11' 6" (4.75m x 3.51m)

#### Side Porch

**Dining Room** 13' 2" x 11' 6" (4.01m x 3.51m)

**Bedroom 2** 12' 0" x 11' 10" (3.66m x 3.61m)

**House Bathroom** A three piece suite comprising a panelled bath with Mira shower over, wash basin and WC.

**Utility Cupboard** 6' 11" x 3' 0" (2.11m x 0.91m) With plumbing for a washing machine.

#### First Floor

**Bedroom 1** 22' 4" x 9' 4" (6.81m x 2.84m)

**Ensuite Shower Room** A 3 piece suite comprising of a WC, wash basin and corner shower.

**Home Office/ Study and WC** 15' 1" x 11' 9" (4.6m x 3.58m)

This splendid space includes a wc and wash basin. With good storage within the eaves.

**Bedroom 3** 16' 0" x 15' 1" (4.88m x 4.6m)

### Property Information

**Parking** There is car parking provision in front of the garage and the owners have always also enjoyed the use of the gravelled parking area opposite the property.

**Garage** 39' 8" x 12' 6" (12.09m x 3.81m) A really versatile space which would readily convert, either wholly or partly depending on your needs, to provide additional living space for those who might want it. Housing the Worcester boiler and with electric roller door, light, power, sink, plumbing for washing machine, shelving, workbench and cupboards.

**Services** Connected to mains water, drainage, electricity and gas.

This property is currently a holiday let with

<https://www.lakelovers.co.uk/>.

**Tenure** Freehold.

**Council Tax** Westmorland and Furness Council - Band E.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.



Bedroom 2



Garden with View



House Bathroom



Ordnance Survey Ref: 01074246

# Tiffle Bank, Hawkshead, Ambleside, LA22



Denotes restricted  
head height

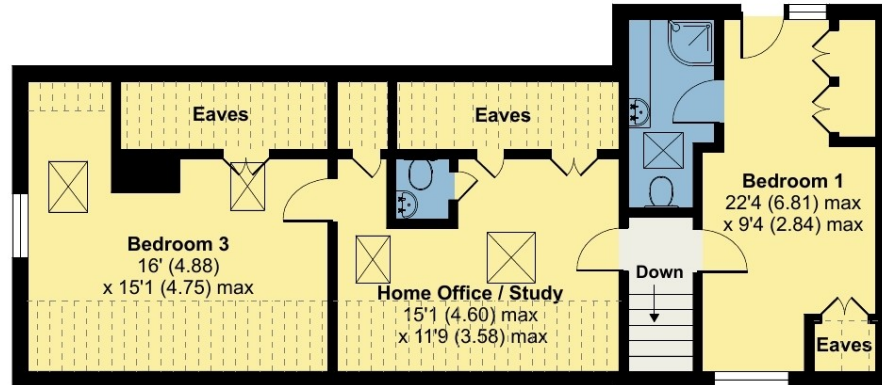
Approximate Area = 1591 sq ft / 147.8 sq m

Limited Use Area(s) = 233 sq ft / 21.6 sq m

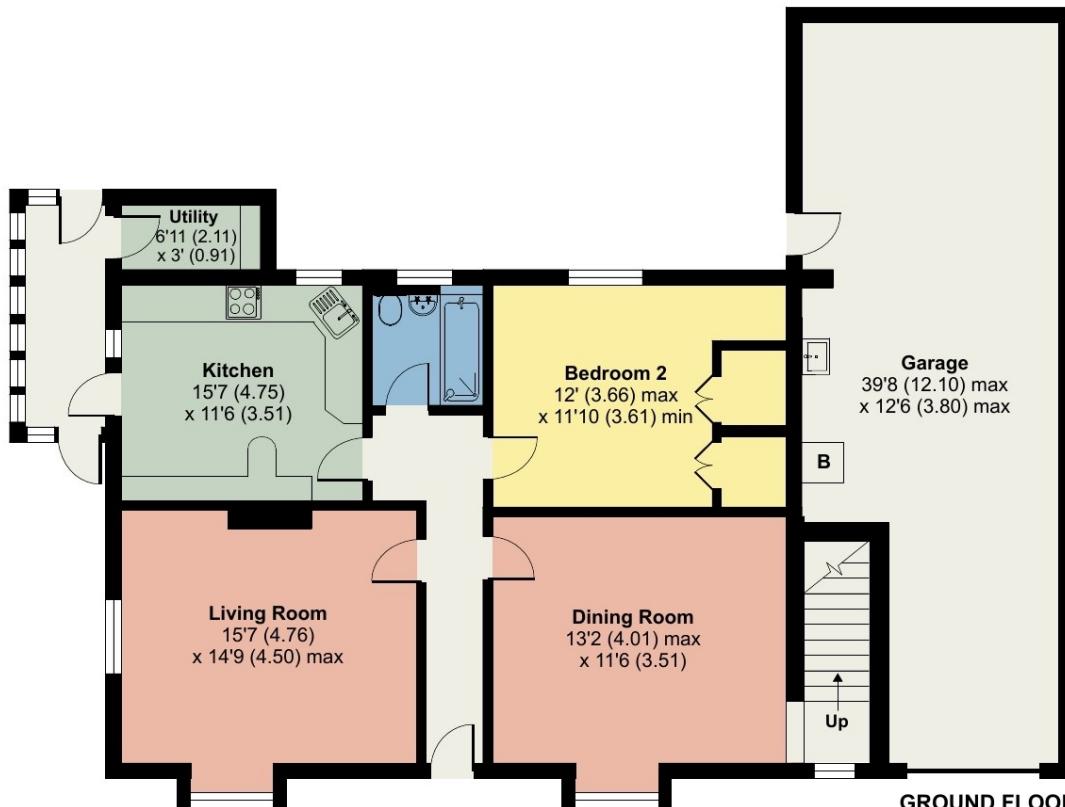
Garage = 492 sq ft / 45.7 sq m

Total = 2316 sq ft / 215.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 925722

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

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