



Hawkshead

£350,000

Mere Lodge, Main Street, Hawkshead, Cumbria,
LA22 0NS

This attractive and stylish home is superbly placed, tucked away from the hustle and bustle in a quiet part of Hawkshead. With 3 double bedrooms all with ensuite facilities, and contemporary open plan living space with separate utility room this would make a lovely family home, or long term investment. Local Occupancy Condition applies.

Quick Overview

Semi-detached house in the heart of
Hawkshead

3 Bedrooms/ 3 Ensuite bathrooms

Open plan living space

Local occupancy condition applies

Close to village amenities

Walks from the doorstep

No upward chain

Gas central heating

Lovely stylish home for locals or long term
investment

Superfast Broadband speed 79Mbps available*



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3



1



D



Superfast
Broadband

Property Reference: AM4022



Open Plan Living Space



Kitchen/ Dining Area



Open Plan Living Space



Utility Room

Location

Hawkshead is a beautiful and popular conservation village at the heart of the Lake District National Park at the northern tip of Esthwaite Water roughly midway between Lake Windermere and Coniston Water and is surrounded by magnificent scenery.

Leave Ambleside village centre on the A593 signposted towards Coniston taking the left hand turn signposted for Hawkshead crossing the River Brathay on the B5286 at Clappersgate. Follow this road south for approximately 3 miles and the village of Hawkshead comes into view. Just as the road bears sharply left before the main body of the village, continue straight ahead onto the original main street (this involves turning right, off the main thoroughfare). Mere Lodge is then found on the right hand side with parking in the public car park in the village centre. Main Street is no longer the main thoroughfare through the village.

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Description

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Accommodation (with approximate dimensions)

Entrance Hallway

Stairs to first floor.

Open Plan Living Living Space with Kitchen and Relaxation Areas

25' 0" x 12' 10" (7.62m x 3.91m)

Bedroom 1

16' 0" x 12' 11" (4.88m x 3.94m)

Ensuite Shower Room

Bedroom 2

12' 11" x 10' 9" (3.94m x 3.28m)

Ensuite Shower Room

Entrance Porch

First Floor

Landing

Loft access.

Bedroom 3

11' 0" x 8' 11" (3.35m x 2.72m)

Ensuite Bathroom

Property Information

Services

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Tenure

Freehold.

Council Tax

Westmorland and Furness District Council - Band D

Energy Performance Certificate

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Viewings

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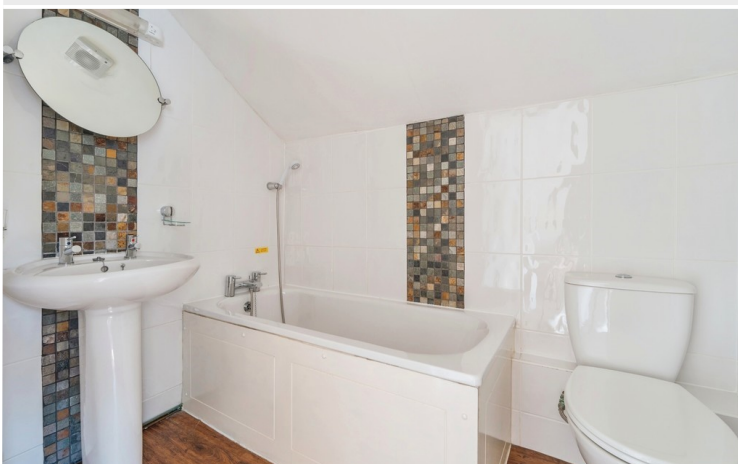
Bedroom 1



Bedroom 2



Bedroom 3



Ensuite for Bedroom 3



Ground Floor



First Floor

Total floor area 103.3 m² (1,112 sq.ft.) approx

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Bedroom 1



Bedroom 2



Bedroom 3



Ensuite for Bedroom 3



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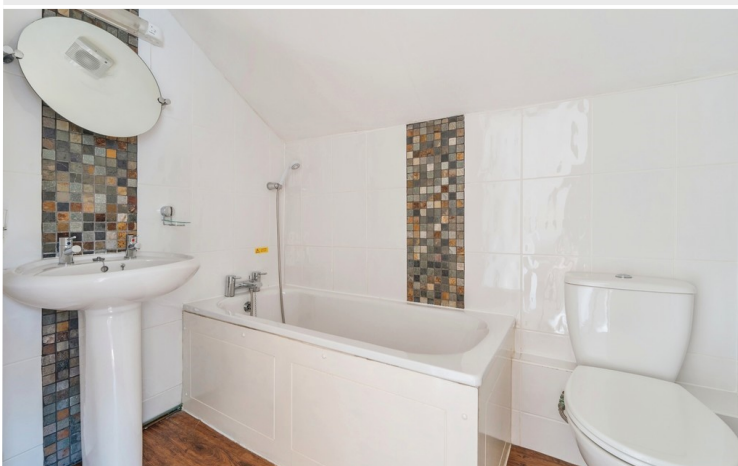
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