



**HACKNEY  
& LEIGH**

## Hawkshead

**£695,000**

Wansfell View & Angel Cottage, Main Street,  
Hawkshead, LA22 0NS

This charming home and cottage ticks all the boxes as an ideal holiday let or a permanent home with a flexible design which provides either a three bed cottage with a one bed apartment or a superb single dwelling.

The apartment is currently a successful holiday let providing an excellent income, the accommodation can be occupied as a single dwelling as desired and with lovely views, lawned gardens, ample parking and garage all in this picturesque village there is much here to admire.

### Quick Overview

3 bed end of terrace cottage with a 1 bed apartment.

Would readily and easily revert to a single home

Lovely views

Angel Cottage is a successful holiday let

Whole property is offered fully furnished

Close to local amenities

Full of character and charm

Patio garden

Gas central heating

Off Road and Garage Car Parking

Superfast Broadband 80Mbps\*



4



3



2



D



Superfast  
Broadband



Off Road and  
Garage parking

Property Reference: AM4018





Wansfell View Sitting Room



Wansfell View Sitting Room



Wansfell View Kitchen



Wansfell View Dining Kitchen

**Location** Leave Ambleside village centre on the A593 signposted towards Coniston taking the left hand turn signposted Hawkshead crossing the river Brathay on the B5286. Following this road south for three or four miles and the village of Hawkshead comes into view. As the road bears sharply to the left continue straight ahead onto Main Street where Wansfell View is located immediately on the right hand side, having parking both to the side and rear. (Main Street is no longer the main thoroughfare through the village).

**What3words** ///coasting.coughed.holidays

**Description** Situated in the beautiful and picturesque village of Hawkshead in the Lake District National Park, this lovely stone built end of terrace cottage has been tastefully and thoughtfully designed so to create two excellent properties which provide a very healthy income from holiday letting. It would be a simple task however to revert the accommodation to provide a single residence with very little alteration required at all.

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In its current design, Wansfell View comprises a sitting room and a good sized dining kitchen on the ground floor with three double bedrooms and two shower rooms on the first floor and a one bedroomed ground floor apartment which is known as Angel Cottage and this includes a sitting room, kitchen, bedroom and shower room with two car parking spaces to the rear. There are also two additional car parking spaces on the private drive in front of the garage and south facing lawned gardens.

As one single residence the accommodation would readily provide two or three sitting rooms, three/four bedrooms, shower rooms, dining kitchen and a utility room with little requirement for any real alteration. All of this naturally would be supplemented by the lawned south facing gardens, three or four car parking spaces and a detached garage.

The character of this traditionally built end of terraced cottage is enhanced by the lovely deep bay windows which serve both the sitting room and the master bedroom in Wansfell View, from where there are lovely views across fields and woodland to Wansfell. The deep skirting boards and the pine doors are typical features in a property from this era which together with the attractive open fires and discrete exposed timber beams create a cosy and welcoming feel which will inevitably appeal to those who choose to visit in the property. Those who choose not to view this excellent proposition may be missing out on a splendid opportunity – whether you are looking for a successful holiday let with a proven income, a private home, a weekend retreat or indeed a home in which to live whilst providing an income from letting the balance of the accommodation, this is a property well worth an inspection.

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Patio and Garden



Rear Elevation and Garden





Wansfell View Bedroom 1



Wansfell View Bedroom 2



Wansfell View Bedroom 3



Wansfell View Shower Room 2

bay fronted sitting room with a lovely open fire with a timber surround to the cast iron inset with a slate hearth. There is a large bay window to the front which affords excellent views over fields and woodland to Wansfell beyond. The dining kitchen has an attractive range of wall and base units which include glass fronted display cabinets having complimentary working surfaces incorporating a stainless steel bowl and a half sink unit with mixer tap, Rangemaster dual fuel range cooker with a large hood over, an automatic washing machine, a fridge freezer and a dishwasher. There is a double glazed door and window to the rear. The door here can be utilised as the main entrance to Wansfell View when the two portions of the property are occupied separately. The first floor landing has a double glazed window to the rear and a characterful exposed beam. Bedroom one is dual aspect with a superb bay projection to the front with lovely views over fields and woodlands to Wansfell beyond and also having a window on the southern elevation to the rear overlooking the garden. The flooring is attractively finished in oak and there is an extensive range of built in wardrobes. Bedrooms two and three are also double rooms and have lovely views to the front over the fields to Wansfell. Two shower rooms have Mira showers, wash hand basins and WC's

#### Ground Floor

**Inner Hallway** Stairs to first floor.

#### Bay Fronted Sitting Room

17' 1" into Bay x 13' 2" (5.21m x 4.01m)

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14' 0" x 10' 7" (4.27m x 3.23m) External door to the garden at the rear. Housing the Vaillant gas boiler.

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##### Bedroom 1

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##### Shower Room 1

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#### Angel Cottage

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Angel Cottage Living Room



Angel Cottage Bedroom





View



Angel Cottage Kitchen

**Living Room**

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**Outside**

**Garden** The paved patio area leads to a lawn bordered with mature shrubs, perfect for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day as it benefits from both afternoon and evening sun due to being south facing. Note; The garden boundary on the eastern side extends to a point to the east of the window to the ground floor bedroom in Angel Cottage.

**Stone Built Log Store**

**Detached Garage** 19' 0" x 8' 10" (5.8m x 2.7m) Block built with a felt pitched roof having double doors to the front and a personal door to the side, as well as windows. With power and light points, and an outside tap.

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Patio Area

## Meet the Team

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Sales Manager & Property Valuer  
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charlieryan@hackney-leigh.co.uk



### Mike Graham F.N.A.E.A.

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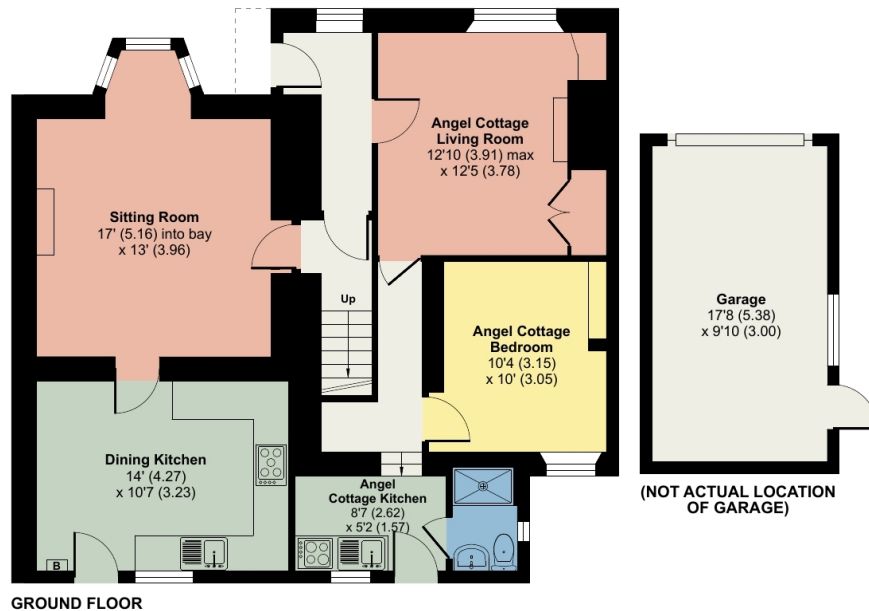
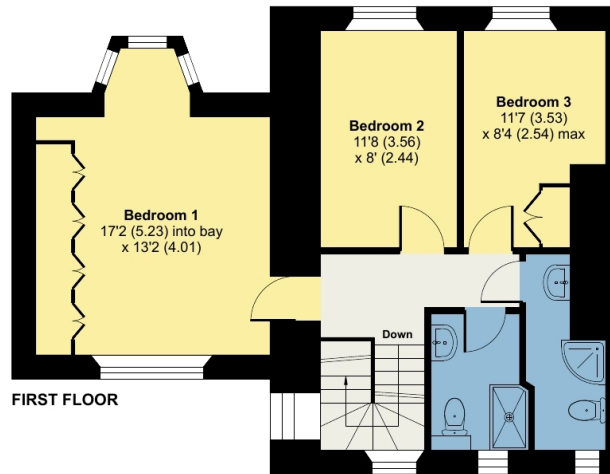
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1088377

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Patio and Garden



Rear Elevation and Garden





Wansfell View Bedroom 1



Wansfell View Bedroom 2



Wansfell View Bedroom 3



Wansfell View Shower Room 2

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Angel Cottage Bedroom





View



Angel Cottage Kitchen



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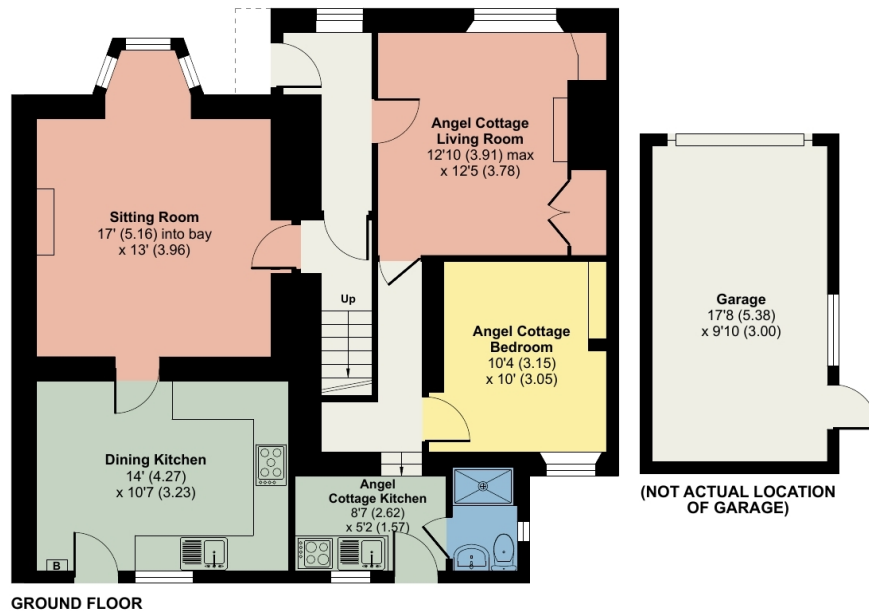
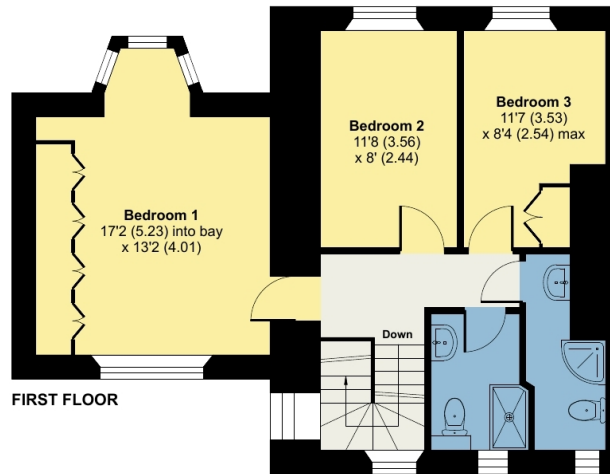
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Angel Cottage Living Room



Angel Cottage Bedroom





View



Angel Cottage Kitchen



Patio Area

**Living Room**

12' 10" x 12' 00" (3.91m x 3.66m)

**Inner Hallway**

**Kitchen**

8' 7" x 5' 2" (2.62m x 1.57m)

**Bedroom**

10' 4" x 10' 0" (3.15m x 3.05m)

**Shower Room**

**Outside**

**Garden** The paved patio area leads to a lawn bordered with mature shrubs, perfect for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day as it benefits from both afternoon and evening sun due to being south facing. Note; The garden boundary on the eastern side extends to a point to the east of the window to the ground floor bedroom in Angel Cottage.

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There are two further parking spaces to the side of the property in front of the garage itself.



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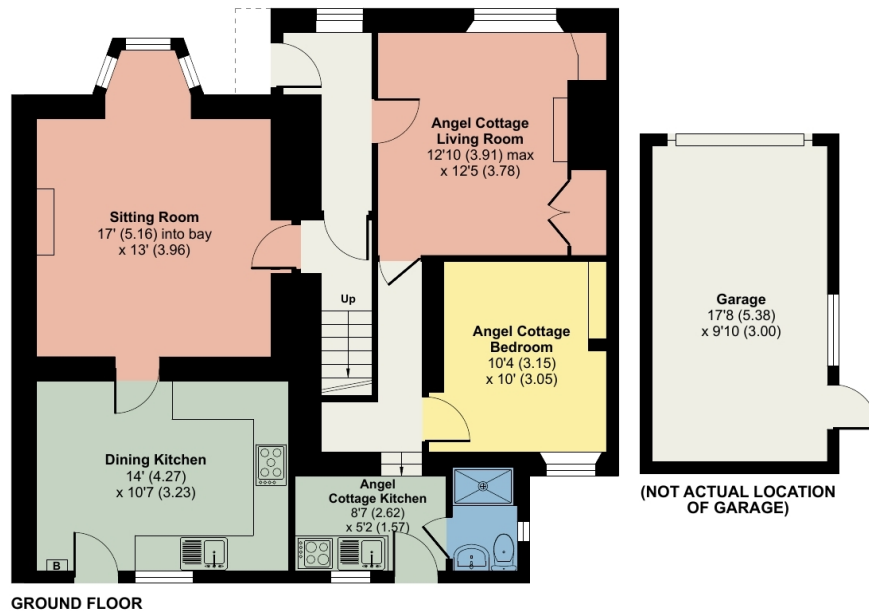
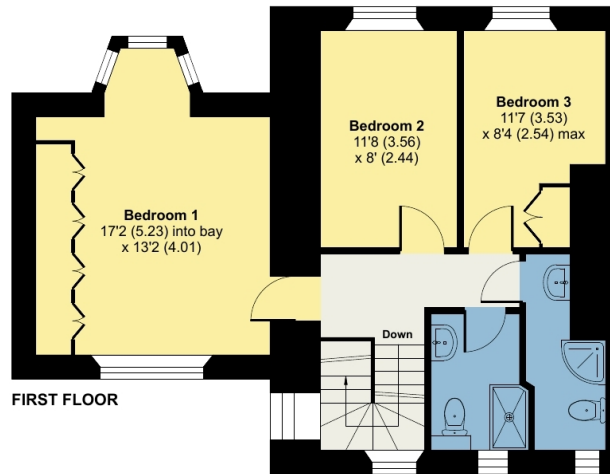
# Wansfell View And Angel Cottage, Main Street, Hawkshead, LA22

Approximate Area = 1487 sq ft / 138.1 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1661 sq ft / 154.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1088377

## Property Information:

**Services** The property is connected to mains gas, electricity, water and drainage. Gas central heating to radiators.

**Council Tax/ Business Rates Wansfell View** - Westmorland and Furness District Council - Council Tax band D. **Angel Cottage** has a rateable value of £1,700 with the amount payable to Westmorland and Furness District Council for 2023/24 being £848.30. Small Business Rate Relief may be available.

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Request a Viewing Online or Call 015394 32800





# Hawkshead

£695,000

Wansfell View & Angel Cottage, Main Street,  
Hawkshead, LA22 0NS

This charming home and cottage ticks all the boxes as an ideal holiday let or a permanent home with a flexible design which provides either a three bed cottage with a one bed apartment or a superb single dwelling.

The apartment is currently a successful holiday let providing an excellent income, the accommodation can be occupied as a single dwelling as desired and with lovely views, lawned gardens, ample parking and garage all in this picturesque village there is much here to admire.

## Quick Overview

- 3 bed end of terrace cottage with a 1 bed apartment.
- Would readily and easily revert to a single home
- Lovely views
- Angel Cottage is a successful holiday let
- Whole property is offered fully furnished
- Close to local amenities
- Full of character and charm
- Patio garden
- Gas central heating
- Off Road and Garage Car Parking
- Superfast Broadband 80Mbps\*



4



3



2



D



Superfast  
Broadband



Off Road and  
Garage parking

Property Reference: AM4018





Wansfell View Sitting Room



Wansfell View Sitting Room



Wansfell View Kitchen



Wansfell View Dining Kitchen

**Location** Leave Ambleside village centre on the A593 signposted towards Coniston taking the left hand turn signposted Hawkshead crossing the river Brathay on the B5286. Following this road south for three or four miles and the village of Hawkshead comes into view. As the road bears sharply to the left continue straight ahead onto Main Street where Wansfell View is located immediately on the right hand side, having parking both to the side and rear. (Main Street is no longer the main thoroughfare through the village).

**What3words** ///coasting.coughed.holidays

**Description** Situated in the beautiful and picturesque village of Hawkshead in the Lake District National Park, this lovely stone built end of terrace cottage has been tastefully and thoughtfully designed so to create two excellent properties which provide a very healthy income from holiday letting. It would be a simple task however to revert the accommodation to provide a single residence with very little alteration required at all.

Ask any of the local holiday letting agents and they will tell you that today's holiday makers in The Lake District are looking for a traditional stone built property with character, a view, plenty of space to park and a pleasant area to sit out and enjoy the evening sun and the beauty of the surroundings. The same tick list may well be appropriate for anyone looking for a permanent home in which to live, and Wansfell View, whether in its present design as two comfortable and well presented properties or combined as one single home, satisfies those criteria with ease.

In its current design, Wansfell View comprises a sitting room and a good sized dining kitchen on the ground floor with three double bedrooms and two shower rooms on the first floor and a one bedroomed ground floor apartment which is known as Angel Cottage and this includes a sitting room, kitchen, bedroom and shower room with two car parking spaces to the rear. There are also two additional car parking spaces on the private drive in front of the garage and south facing lawned gardens.

As one single residence the accommodation would readily provide two or three sitting rooms, three/four bedrooms, shower rooms, dining kitchen and a utility room with little requirement for any real alteration. All of this naturally would be supplemented by the lawned south facing gardens, three or four car parking spaces and a detached garage.

The character of this traditionally built end of terraced cottage is enhanced by the lovely deep bay windows which serve both the sitting room and the master bedroom in Wansfell View, from where there are lovely views across fields and woodland to Wansfell. The deep skirting boards and the pine doors are typical features in a property from this era which together with the attractive open fires and discrete exposed timber beams create a cosy and welcoming feel which will inevitably appeal to those who choose to visit in the property. Those who choose not to view this excellent proposition may be missing out on a splendid opportunity – whether you are looking for a successful holiday let with a proven income, a private home, a weekend retreat or indeed a home in which to live whilst providing an income from letting the balance of the accommodation, this is a property well worth an inspection.

**Wansfell View** At present there is a door way linking Angel Cottage with the inner hall serving Wansfell View. This could be permanently closed off if desired or left as an internal connection between the two to allow for future flexibility or for reverting the property back to a single dwelling. The quarry tiled hallway leads to a charming





Patio and Garden



Rear Elevation and Garden





Wansfell View Bedroom 1



Wansfell View Bedroom 2



Wansfell View Bedroom 3



Wansfell View Shower Room 2

bay fronted sitting room with a lovely open fire with a timber surround to the cast iron inset with a slate hearth. There is a large bay window to the front which affords excellent views over fields and woodland to Wansfell beyond. The dining kitchen has an attractive range of wall and base units which include glass fronted display cabinets having complimentary working surfaces incorporating a stainless steel bowl and a half sink unit with mixer tap, Rangemaster dual fuel range cooker with a large hood over, an automatic washing machine, a fridge freezer and a dishwasher. There is a double glazed door and window to the rear. The door here can be utilised as the main entrance to Wansfell View when the two portions of the property are occupied separately. The first floor landing has a double glazed window to the rear and a characterful exposed beam. Bedroom one is dual aspect with a superb bay projection to the front with lovely views over fields and woodlands to Wansfell beyond and also having a window on the southern elevation to the rear overlooking the garden. The flooring is attractively finished in oak and there is an extensive range of built in wardrobes. Bedrooms two and three are also double rooms and have lovely views to the front over the fields to Wansfell. Two shower rooms have Mira showers, wash hand basins and WC's

#### Ground Floor

**Inner Hallway** Stairs to first floor.

#### Bay Fronted Sitting Room

17' 1" into Bay x 13' 2" (5.21m x 4.01m)

#### Dining Kitchen

14' 0" x 10' 7" (4.27m x 3.23m) External door to the garden at the rear. Housing the Vaillant gas boiler.

#### First Floor

##### Landing

##### Bedroom 1

17' 2" into Bay x 13' 2" (5.23m x 4.01m) With loft access point.

##### Bedroom 2

11' 8" x 8' 0" (3.56m x 2.44m)

##### Bedroom 3

11' 6" x 8' 4" max (3.51m x 2.54m)

##### Shower Room 1

##### Shower Room 2

#### Angel Cottage

Approached via the rear entrance. The welcoming living room with ample space to dine has an attractive quarry tiled floor, feature fire place with an open fire having a timber surround and a raised tiled hearth, and a built in alcove storage cupboard. The inner hallway has a useful under stair storage area. The kitchen is part tiled and fitted with wall and base units with complimentary working surfaces incorporating a stainless steel single drainer sink unit, an electric cooker, fridge, a washing machine and a double glazed window and door to the rear. The cosy bedroom has an alcove area, cleverly utilised as a wardrobe. The shower room has tiled walls and a three piece suite comprising WC, wash hand basin with tiled splash back and a tiled shower cubicle with a Mira shower unit. There is a heated towel rail and shaver point.





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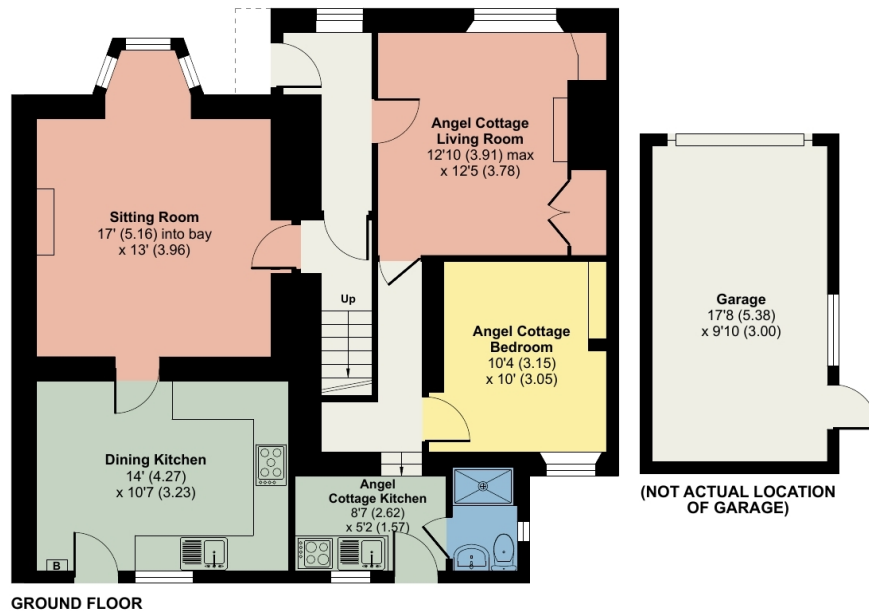
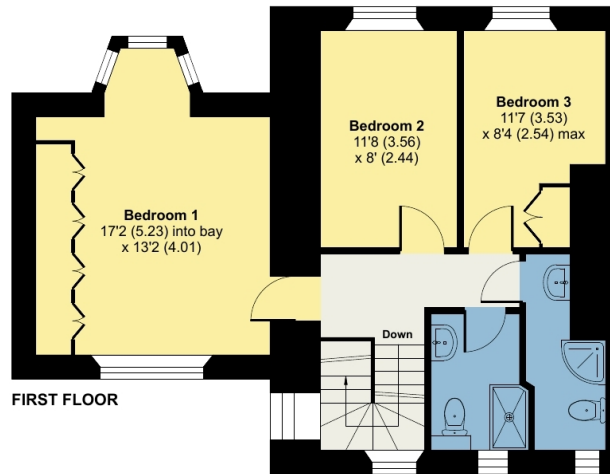
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