



# Hawkshead

£700,000

The Galleon, Hawkshead, Ambleside, Cumbria, LA22 0NR

Discover the charm of this delightful detached home, perfectly situated in the picturesque village of Hawkshead. Offering three bright double bedrooms, this property is a haven for those seeking natural beauty.

## Quick Overview

Charming detached property

3 double bedrooms

Peacefull location

Fell views

No chain

Close to local amenities

Fell walks from the doorstep

Perfect family home, weekend retreat or holiday let.

Driveway parking

Superfast 80 Mbps Openreach broadband available



3



1



2



E



Superfast  
Broadband



Driveway  
Parking

Property Reference: AM4070



Living Room



Open Plan Kitchen/Living Room



Kitchen



Lounge

**Description** Nestled in the picturesque village of Hawkshead, this delightful detached property offers a perfect blend of modern living and traditional charm. Boasting three spacious double bedrooms, each with fell views, this home is ideal for those seeking tranquillity and natural beauty.

**Location** Renowned for its picturesque streets, whitewashed cottages, and stunning natural surroundings. Hawkshead boasts a vibrant community with a range of amenities to cater to residents and visitors alike. The village is home to several traditional pubs, cosy cafes, and charming shops, offering everything from local crafts to delicious homemade treats.

**Property Overview** Discover this charming family home nestled in the picturesque village of Hawkshead. Perfectly blending modern amenities with traditional charm, this property offers a delightful living experience in one of the Lake District's most sought-after locations. On the ground floor this lovely home benefits from two entrance halls, offering convenience and flexibility for family life having space for storing muddy boots and hanging up your coats after a day on the fells. The separate utility room is a practical addition, providing space for laundry with plumbing for a washing machine/dryer and additional storage, keeping the main living areas tidy and organised. also having a cloakroom with a wc.

The heart of this home is the open-plan living area, a versatile space perfect for both everyday living and entertaining. The kitchen has integrated appliances such as an AGA and a 2 ring electric hob, with ample work space. Triple aspect windows flood the room with natural light, creating a warm and inviting atmosphere. Also having a separate storage cupboard. Whilst also having a separate lounge the cosy additional living space offers a quiet retreat to relax in front of the electric fire.

This fabulous home boasts three double bedrooms, providing ample space for a family. One of the bedrooms features built-in storage/wardrobe space enjoying beautiful fell views. The four-piece family bathroom comprises a paneled bath, wash basin, walk in shower and wc with a heated towel rail. This floor also has a large storage cupboard.

The exterior of the property is equally impressive, featuring a sloped lawned area that adds character and charm to the home featuring a garage/workshop space underneath. With a lakeland paved patio area perfect for enjoying a morning coffee or simply soaking up the stunning views. The garden offers a peaceful retreat where you can unwind and appreciate the beauty of the Lake District. To the front of the property there is also a separate open store perfect for storing your gardening tools.

Don't miss the opportunity to make this beautiful house your new home, weekend retreat or holiday let.

## Accommodation (with approximate dimensions)

Entrance Hall 12' 3" x 10' 4" (3.73m x 3.15m)

Cloakroom with a WC.

Open Plan Kitchen/Living Room

Utility 12' 10" x 7' 4" (3.91m x 2.24m)

Second Entrance Hall

Lounge 14' 8" x 12' 4" (4.47m x 3.76m)

First Floor

Bedroom 1 15' 11" x 12' 5" (4.85m x 3.78m)

Bedroom 2 11' 10" x 9' 10" (3.61m x 3m)

Bedroom 3 11' 11" x 8' 11" (3.63m x 2.72m)

House Bathroom

Store With a hot water cylinder and boiler.

## Property Information

**Directions** 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 the property will be found shortly on the left hand side.

**What3words** ///though.whoever.snooping

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

**Council Tax** Westmorland and Furness District Council - Band G

**Tenure** Freehold.

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Bedroom 1



Bedroom 2



Garden and View



Rear Elevation

# The Galleon, Hawkshead, Ambleside, LA22

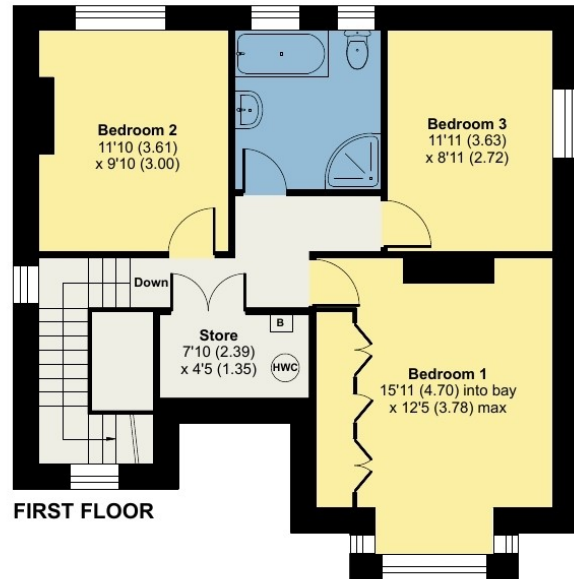
Approximate Area = 1635 sq ft / 151.8 sq m

Garage = 198 sq ft / 18.3 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1875 sq ft / 174 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: 1162261

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