



Hawkshead

£900,000

Roger Ground House and
Hawkshead Hideaway
Roger Ground
Hawkshead
Cumbria
LA22 0QG

Property Ref: AM3760

Roger Ground House is one of those rare, genuine "roses around the door" homes which defy being summarised in just a few lines. With Tudor origins, Georgian extensions, oak beams, panoramic views and superb family-sized accommodation, there is so much here to enjoy. The property was stylishly refurbished in 2017.

The main house includes 3 large reception rooms, a kitchen, cloaks room, 5 double bedrooms and 4 bath/ shower rooms plus Hawkshead Hideaway; a lovely self contained apartment above the main house (equally suited to providing that much valued home office space) all set in pretty gardens this extremely popular holiday let would equally suit as a superb family home.

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Georgian Sitting Room



Georgian Sitting Room



Georgian Sitting Room

Location Approaching Hawkshead on the B5286 from Ambleside via Outgate proceed around the village until reaching the T junction once there, turn right and then sharp left away from the village centre heading south before turning a sharp right again up the hill signposted Grizedale and Satterthwaite. This lane climbs up the hill, after about 400m on the right there is a property on the roadside with a name plate saying Roger Ground Old Barn, turn immediately right before this converted barn and continue along the driveway and Roger Ground House (and the self contained apartment Hawkshead Hideaway) is located straight ahead with clearly marked private parking areas in the courtyard.



Tudor Sitting Room

Description The oldest part of this beautiful Grade II listed detached home dates from the 16th Century and is believed to have originally been home to the local priest, Roger, who ministered to the Parish of Hawkshead in the 1600's. The peaceful hamlet of 'Roger Ground' is reputedly named after him. The original Tudor cottage, with its low beamed ceilings and mullioned windows was substantially extended in the late 17th Century and the property was stylishly refurbished in 2017 but Roger Ground House has lost none of its charm and appeal over the years. The accommodation is blessed with a lovely welcoming atmosphere and retains many period features; original oak beams, flooring, wall panelling and the original Tudor oak staircase, stone flagged flooring, mullioned windows and an original Georgian spice cupboard in the front sitting room.

The main house accommodation is superbly well balanced with 3 large reception rooms, each with a character of its own, a good sized kitchen, 5 double bedrooms, 2 of which have en-suite facilities plus a large house bathroom with roll-top bath and large shower and a separate shower room all in the main portion of the building. The delightful self contained apartment above the main house adds a further living/dining room, kitchen, bedroom and shower room and is a popular self contained holiday let currently but would also make a superb home office suite (as would the detached stone built two storey garden summer house potentially) should you be fortunate enough to be able to both live and work in such wonderful surroundings. The lovely gardens are already loosely divided to provide both sections of the house with a good level of privacy if desired.



Tudor Sitting Room



Stairway from Half Landing



Dining Room



Patio and Gardens



Gardens

Both Roger Ground House and Hawkshead Hideaway are currently very successfully Visit England Gold Awarded self-catering holiday-lets with Lakelovers (www.lakelovers.co.uk) and are understood to generate a gross income in the region of £79,000 per annum with 5 star reviews on TripAdvisor, although the accommodation would equally suit as a wonderful family home. Hawkshead Hideaway provides the option of allowing a resident owner to live in the gorgeous main house whilst letting the apartment above to provide a little additional income or vice versa, although it would also be perfect for accommodating an extended family. Alternatively, the apartment would also make an idyllic home office suite or artist studio if you could drag your eyes away from the superb panoramic views towards fells (The Fairfield Horseshoe and High Street) for long enough to actually get any work done! There is car parking provision for 4 cars.

The property is a very popular holiday let with much repeat business; the two portions offered independently, catering for separate elements of the market with romantic couples favouring Hawkshead Hideaway (sleeps 2) and larger families or groups comfortably accommodated in Roger Ground House (sleeps 10). There is also strong demand from larger extended family groups who are keen to enjoy the delights of the entire property (sleeps 12).

With picturesque Hawkshead just a short stroll via country footpath or down the lane and beautiful Esthwaite Water and the impressive Grizedale Forest almost on the doorstep and beautiful walks accessible from the garden gate there is plenty on hand for

For a Viewing Call 015394 32800



Kitchen

all to enjoy.

Pretty as a picture and full of genuine charm this is a superbly adaptable home whether you are looking for a highly successful holiday let, a family home or a combination of the two. Early viewing is highly recommended.

Accommodation (with approximate dimensions)

Roger Ground House

Vestibule With original heavy oak door, slate flagged floor and a radiator.

Hallway With a slate flagged floor, oak stair case to first floor and a radiator.

Georgian Sitting Room 16' 4" x 13' 3" (4.98m x 4.06m) With original Georgian features including a painted stone inglenook fireplace with wood burning stove set upon a tiled hearth, oak spice cupboard, alcove cupboard and a barrel backed corner cupboard. Having an attractive window seat this is a lovely room to relax in, with a view of the south-facing front cottage garden. There is also a radiator.

Dining Room 16' 4" x 11' 10" (4.98m x 3.63m) A room of character with a beamed ceiling, timber flooring, a lovely window seat, dado rail and also having a radiator.

A Short Flight of Stairs from the Hallway lead down to;



Kitchen



Gardens



Bedroom 1



Bedroom 1



Bedroom 1 En Suite Shower Room

Inner Hallway With the original oak back stair rise leading to the first floor.

Kitchen 14' 2" x 9' 8" (4.32m x 2.97m) With part tiled walls and having stylish wall and base units with complimentary working surfaces incorporating a sink and a half unit with mixer tap, a Rangemaster cooker with 5 ring gas hob with Rangemaster extractor hood over, Bosch appliances including an automatic dishwasher, automatic washing machine and fridge, plus an additional and with a Lamona fridge-freezer. There is an understairs utility storage cupboard, a window and a radiator. The kitchen door leads to the apple orchard garden and alfresco dining area.

Cloakrooms With WC, wash hand basin, a window and a radiator.

Tudor Sitting Room 18' 8" x 18' 2" (5.69m x 5.54m) With a beautiful low beamed ceiling and having attractive part slate, part oak flooring with a log burning stove set upon a stone hearth, this dual aspect room is perfect for gathering with friends and family. Also having an attractive window seat, mullioned windows and two radiators.

Side Entrance Vestibule With freezer and tumble dryer and radiator.

A Short Flight of Stairs off the Sitting Room leads to

Bedroom 5 10' 11" x 9' 3" (3.35m x 2.84m) A light and airy room, with vaulted ceiling and a radiator.



Bedroom 2

En-suite Shower With tiled walls and flooring and having a three piece suite comprising a shower cubicle with an Aqualisa shower and glazed door, pedestal wash hand basin and dual flush WC. Also with a window, a Dimplex wall heater, and an Addvent extractor fan.

Stairs from the Hallway Lead to

Half Landing With Oak flooring, mullion leaded window and having a radiator.

House Bathroom A split level room with original oak floorboards and part tiled flooring with a four piece suite comprising a lovely roll top bath with a mixer tap and shower attachment, separate shower cubicle with a Mira Coda shower and glazed sliding door, pedestal wash hand basin and WC. There is a leaded window and attractive window seat with views of the apple orchard garden, extractor fan, chrome ladder style heated towel rail and a radiator.

Shower Room Having part tiled walls and flooring and with a three piece suite comprising an Aqualisa shower in an attractively tiled and glazed corner cubicle, pedestal wash hand basin and dual flush WC. There is a shaver point, heated towel rail and extractor fan.

Inner Landing With Oak flooring, a storage cupboard, a radiator and original Tudor staircase.

Bedroom 3 18' 8" x 10' 1" (5.71m x 3.09m) A dual aspect room with lovely views to Claife Heights and having an oak panelled



Bedroom 3



Bedroom 5



House Bathroom



Bedroom 5 En suite Shower Room



House Shower Room

wall, window seat and a radiator.

Bedroom 4 14' 9" x 9' 3" (4.5m x 2.82m) With countryside views to Claife Heights to be enjoyed from the window seat, an oak panelled wall and having a built-in wardrobe and a radiator.

Staircase from half landing leads to Upper Landing With a cupboard housing the hot water cylinder, and HIVE Central Heating control unit.

Bedroom 1 17' 3" x 12' 9" (5.26m x 3.89m) A lovely large double room with an attractive window seat, picture rail and a radiator.

En-suite Shower Room With a three piece suite comprising an attractively tiled shower cubicle with a Mira Coda shower and glazed concertina door, wash hand basin with mixer tap, and dual flush WC. Also with window and a shaver point.

Bedroom 2 16' 2" x 12' 0" (4.95m x 3.66m) A bright double room gain with an attractive window seat, dado and picture rails and a radiator.

Hawkshead Hideaway (self contained apartment above main house) Accessed via an external wooden staircase.

Entrance Hall With useful storage cupboards and a radiator.

Open Plan Living Room/Kitchen 17' 5" x 15' 10" (5.32m x 4.83m max.)



Hawkshead Hideaway Sitting Area

Sitting Area Having a vaulted ceiling with exposed roof trusses and with a large dormer window providing panoramic Lakeland views towards Latterbarrow, Caudale and Wansfell Pike this is an ideal space in which to both dine and relax. Having two radiators and Velux roof light.

Kitchen Area With window, part tiled walls, a beamed ceiling and having modern base units with complimentary working surfaces incorporating a stainless steel single drainer sink unit with mixer tap, a Beko electric oven and 4 ring Brandt gas hob with cooker hood, Bosch automatic washer/dryer and a slimline Beko dishwasher as well as an integral fridge with freezer compartment. There is a cupboard housing the Main Eco Elite central heating boiler.

Bedroom 12' 1" x 8' 6" (3.7m x 2.6m) With a beamed ceiling and having a window and a radiator.

Shower Room With a three piece suite comprising a shower cubicle with a Mira Coda shower within a tiled cubicle with a glazed concertina door, Ideal Standard pedestal wash hand basin with mixer tap and dual flush WC. There is a window, shaver point, extractor fan and a heated towel rail.

Outside

Gardens There are pretty cottage gardens to the front of the property through which a lavender-lined path leads to the original heavy oak porched front door with mature flower borders and



Hawkshead Hideaway Sitting Area



View from Hawkshead Hideaway



Hawkshead Hideaway Kitchen Area



Hawkshead Hideaway Bedroom



Hawkshead Hideaway View

lawn running either side. Stone steps lead to a dry stone walled garden with lawn, mature shrubs and trees including Rhododendrons and Azaleas. To the rear of the property is the apple orchard garden, bordered to one side with a dry stone wall with views towards Claife Heights whilst the garden gate leads directly onto the country footpath which winds down into Hawkshead. There are further lawned areas and a large al-fresco dining area. The gardens are an absolute delight and have been thoughtfully divided to allow both Roger Ground House and Hawkshead Hideaway plenty of both privacy and space.

Two Storey Summer House: Main storey (2.6m x 2.5m) Stone built Bothy with windows to three sides and having power and light points giving this delightful space plenty of potential in which to create a home office or den.

Below the main upper storey of the summerhouse is a store which is accessible from the lower garden.

Boiler Room Housing the Remeha Quinta central heating boiler.

Parking There are clearly marked parking spaces for both portions of the property which can be found to the rear of the main house.

Services Mains electricity, gas, water and drainage are connected. The property has gas fired central heating with HIVE controls.

Tenure Freehold.

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Ordnance Survey Map 00428998.

Business Rates The property has a rateable value of £13,000 with the amount payable for 2020/21 being £6,487. Small business rate relief may be available.

Viewings Strictly by appointment only with Hackney & Leigh, Rydal Road, Ambleside, Telephone 015394 32800.

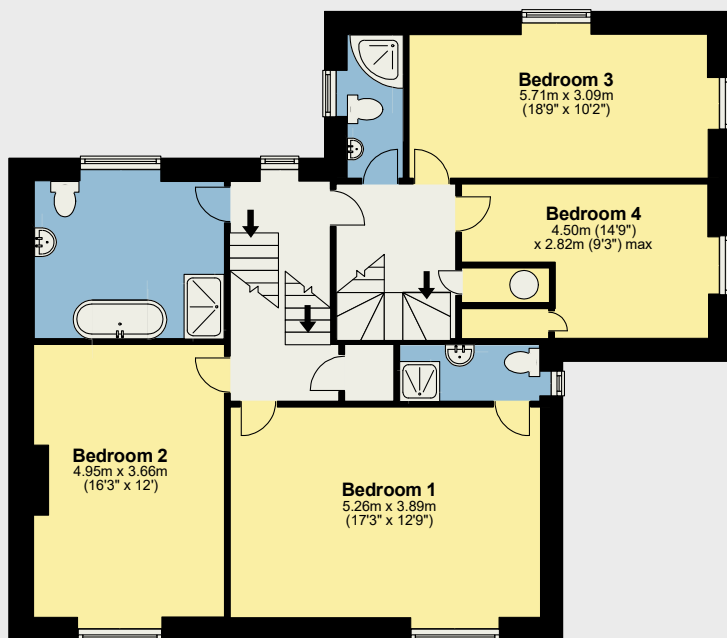
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



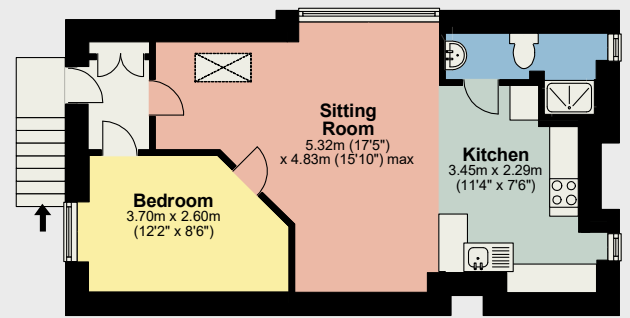
Driveway and Parking



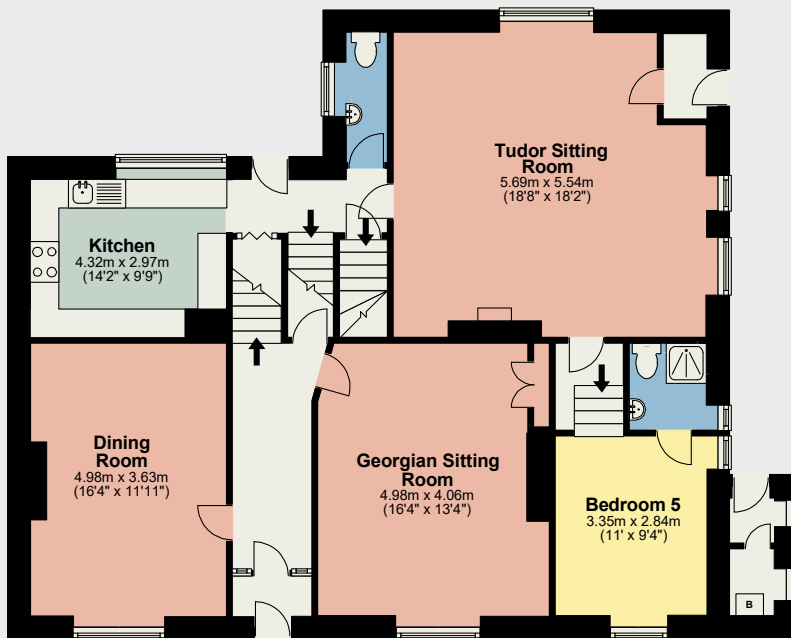
Gardens



First Floor



Second Floor



Ground Floor

Total area: approx. 266.2 sq. metres (2865.3 sq. feet)

For illustrative purposes only. Not to scale. RE: AM3760

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