



Honey Pot Cottage

Outgate, Ambleside LA22 0NH

Guide Price £430,000

Honey Pot Cottage

Outgate

Honey Pot Cottage is a charming, traditional and well presented historic three storey two double bedroom/two bathroom Lakeland cottage.

The property has been modernised and reconfigured in recent years providing an attractive combination of modern appointments with an abundance of original character features including exposed beams and, in two of the rooms, low ceilings reflecting the cottage's 400 year old history. In the quaint, tiny hamlet of Outgate, close to Hawkshead and Ambleside, the property has delightful country views from the upper floors. It has a small walled courtyard seating area to the rear. Presently a well established and highly successful 4* holiday letting property with cottages.com. The property generates approximately £25,000 gross per annum and can be sold with the benefit of forward bookings and the majority of contents.

Set in a picturesque rural position with pleasant fell and country walks from the door. The property is approximately 1 mile north of Hawkshead and only a 10 minute drive to the popular market town of Ambleside which has a wide range of amenities including shops and restaurants etc. The Outgate Inn is only a two-minute walk away and one of the Lake District's premier gastro pubs, The Drunken Duck is just a mile from the front door.



Accommodation

Front door leading into;

Living Room/Dining Room

Characterful room with exposed beams, panelled wall and feature multi fuel log burner with substantial stone surround, slate hearth and oak mantel. Slate windowsill and walnut laminate floor. TV point, concealed fuse box and meters. Useful understairs storage cupboard.

Steps up to;

Kitchen

A modern selection of wall and base units with stainless steel sink unit with mixer tap. Integrated appliances include a four ring gas hob, electric oven, extractor and washing machine. Free standing undercounter fridge, freezer and wine cooler. Part wall tiled with walnut laminate floor. Worcester wall mounted gas boiler. Rear glazed door for access to small walled courtyard.

First Floor

Half Landing

Bathroom

Attractive white three piece suite comprising panelled bath with shower over, vanity wash hand basin and WC. Heated towel rail and electric shaver point. Fully wall tiled with polished slate floor.



Bedroom One

Wonderful spacious double dual aspect room. Understairs storage cupboard. Pretty view towards Latterbarrow. Loft hatch.

Second Floor Landing

Storage cupboard.

Shower Room

Three piece suite comprising corner shower cubicle, vanity wash hand basin and WC. Panelled wall, polished slate floor and exposed beam. Lovely view towards Latterbarrow. Cupboard housing cylinder.



Bedroom Two

Dual aspect double room with feature exposed beam. Loft hatch.

Outside

The property benefits from a small paved rear patio. Although there is no private parking there is a lay by at the top of the lane approximately 30 yards away.

Tenure

Freehold.

Services

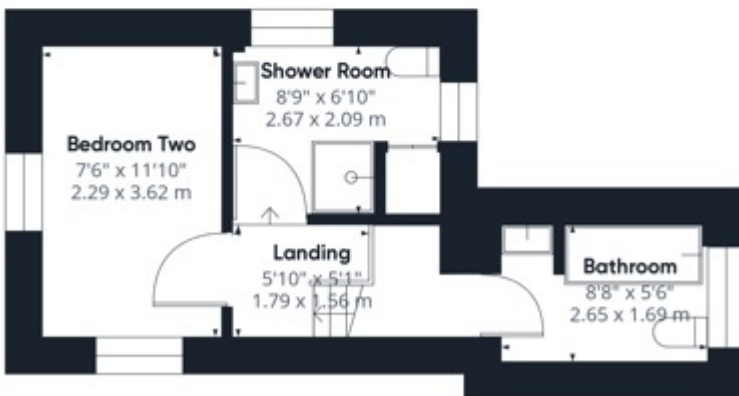
All mains services are connected. Hive enabled. Gas fired central heating.



Floor 0



Floor 0 1/2



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Broadband

Ultrafast download speed of 1000 Mbps and upload speed of 220 Mbps as per Ofcom website.

Rateable Value

£1,925. Actual amount payable £960. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland and Furness District Council 01539 733333.

Directions

From Ambleside head out on the A593 towards Langdale/Hawkshead, at Clappersgate turn left over the River Brathay signposted Hawkshead. Proceed for approximately 4 miles until reaching the hamlet of Outgate, proceed past The Outgate Inn for approximately 100 metres then turn left. Proceed down the drive and Honey Pot Cottage is immediately on the right.

What3words

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.