



# Fernwood

Roger Ground, Ambleside, LA22 0QG

Price £575,000

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## Roger Ground

Sale of a well appointed two/three bedroom detached property nestled on a superb double plot, adjacent to open fields with beautiful garden and country views. Offering well proportioned accommodation over one floor with spacious garage beneath.

The property owns 1/11 of a 10.5 acre paddock to the rear which is owned by an independent Management Company.

Well maintained by the present owners including fully UPVC triple glazing, which assists to create an ideal low maintenance property.

We believe the property was constructed around 1980 in this highly popular hamlet. The property offers peace and tranquillity positioned on a large double plot. With plenty of off road parking including spacious garage. A beautiful garden with a delightful array of plants and shrubs, enjoying superb fell and country views.

The property will suit a variety of buyers whether as a main residence, second home or possibly a holiday let.

Ideally positioned on the edge of Hawkshead, a picturesque Lakeland village well-known for its literary connections to William Wordsworth and Beatrix Potter. Approximately ½ mile south from the centre of Hawkshead Village which has a variety of amenities including shops, inns, restaurants, Church and a Primary School. A footpath close by allows direct access to the village and a large variety of country walks from the door step.







### Accommodation

Steps leading up to UPVC front door.  
Leading into;

### Hallway

Wide hallway with separate cloak room which previously had a staircase going down to the garage. Within the hallway there is a substantial airing cupboard with double doors and shelving, housing the cylinder. Also, an additional useful cupboard with shelving, ideal for the Hoover. Loft hatch with pull down ladder. Loft is partially boarded with electric lighting.

Leading through into;

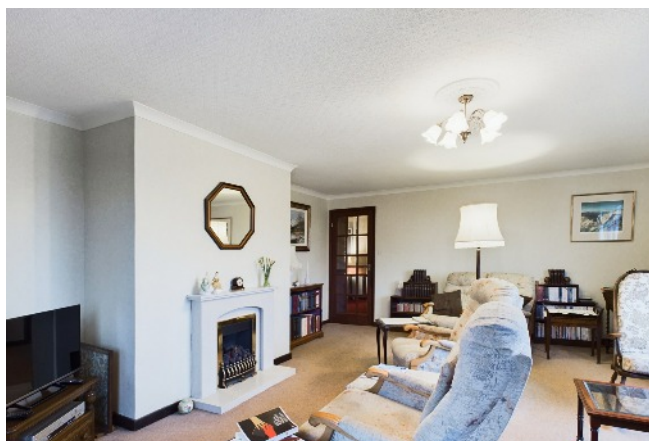
### Kitchen/Diner

Delightful well proportioned dual aspect room with contemporary kitchen installed circa 2018 with substantial work surface and upstand. Stainless steel sink unit and mixer tap. Integrated appliances include fridge/freezer, free standing gas cooker, extractor fan and attractive views across the adjacent countryside. Glazed door

Leading through into;

### Living room

Attractive well proportioned light and airy dual aspect room with far reaching views across the garden and adjacent field towards Latterbarrow and Claife Heights, with sight of Esthwaite in the winter. Feature live fuel-effect gas fire with marble hearth and surround. TV point.



## Bedroom One

An attractive double room with built in wardrobe, delightful view across the garden towards the adjacent field, Latterbarrow and Claife Heights.

## Bedroom Two

Spacious double room with fitted wardrobe and dresser. Same views

## Bedroom Three

Spacious single room. Presently used as a study with an attractive view.

## Bathroom

Spacious four piece suite comprising of panelled bath, shower cubicle with electric Mira shower, vanity wash hand basin and WC. Partially wall tiled. Tile effect floor and extractor fan.







## Outside

The property is approached by a private gated drive which allows parking for approximately three vehicles. In addition there is an integrated garage with electric, up and over door, and UPVC window. Overall providing excellent storage for workshop/garage. In addition there is a utility area with base unit with stainless steel sink unit and plumbing for a washing machine. Free standing gas central heating boiler.

There is also access into undercroft providing excellent additional storage facility.

## Services

All mains services are connected. Gas central heating.



## Directions

### What3words:///dreamer.defected.likes

From Hawkshead proceed around the village until reaching the T junction, once there, turn right and then proceed away from the village centre heading south past the school before turning a sharp right again up the hill signposted Grizedale and Satterthwaite. This lane climbs up the hill, after about 400m turn left and proceed along the lane, the property is second on the left.

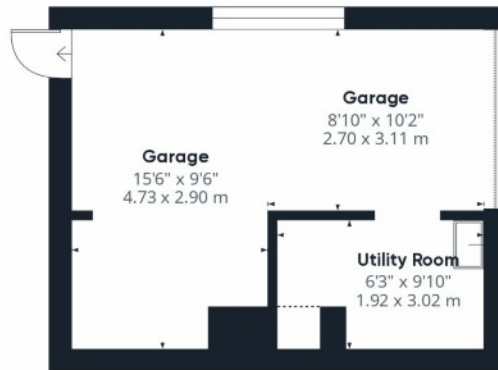
## Tenure

Freehold. Vacant possession on completion.

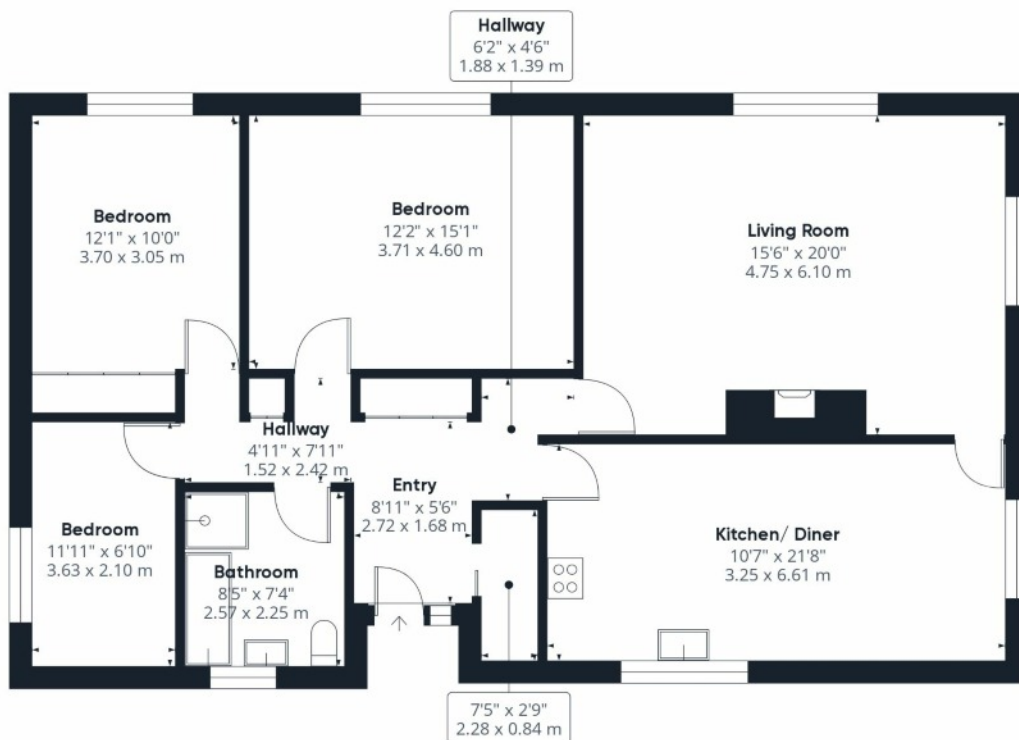
## Council Tax Band

F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Floor 0



Floor 1

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.