

Hawkshead Cottage

Region: Lake District Sleeps: 12

Overview

Hawkshead Cottage is a property from the Tudor-Period and has kept some of its historic features. It has kept its stunning wooden beamed ceilings, a beautiful style that adds to the magic of the holiday home, in addition to having been brought into the 21st century with modern renovations. It is a magnificent choice for large groups of friends, or families with multiple generations as the property is split into two.

This cosy Tudor cottage opens into the entrance hall that immediately sets the tone for this beautiful property. It's an oak-beamed entrance that leads into the living area that is a cosy and warm room with its warm colours and wood-burning stove. Additionally, the room benefits from a corner sofa that you can sink into and watch the television or a movie with a bowl of popcorn. It offers multiple seating areas in the room, allowing you to split into separate groups if desired to relax and have conversations into the night.

An additional living area is slightly more modern, without the exposed beamed ceilings, and instead a beautiful fire place and bright walls. There are large sofas gathered around a television in this room also. There is a formal dining room here with a long oak table and a mixture of antique chairs adding to the character of the property.

Furthermore, there is a twin bedroom with an en-suite shower room that overlooks the garden, which leads on from one of the lounges: its placement is perfect for those members who would rather avoid climbing steps to reach their room. Along the passageway you'll find a cloakroom/WC as well as a fully equipped modern kitchen. The kitchen has a feature red range cooker which stands out amongst the white. Additionally, there is access to the orchard garden.

As you move up the house, you'll find the rest of the bedrooms. Three of the rooms are zip link rooms which are available as either super king-size rooms or twin rooms, this can be specified on booking. There is also a king size room. Some of the rooms have the original oak panelling which adds gorgeous character and unique charm to the room. In terms of the bathrooms, you'll have modern bathrooms with a mix of showers and bath tubs available. Some of the bedrooms have en-suite shower rooms.

An external staircase from the private garden leads to the front door of the



private apartment which makes the perfect retreat for two who are looking for added privacy from the rest of the group. Much like the main house, this property keeps its original character in the form of the exposed beams that mark the ceiling. This open plan, loft-style second home has a calm and tranquil atmosphere. It has a living / dining room, and a shake-style kitchen that is equipped with the necessities. There is a shower room and a romantic king-size bedroom.

Outside, the south-facing walled cottage garden, is a beautiful orchard. Views of which can be seen from a selection of the windows in the property. The garden is a beautiful place to have a picnic and enjoy a holiday drink in the sun.

Facilities

Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • Walk to Village • Walk to Restaurant • Ground Floor Bed & Bath • Satellite TV • DVD • Working Fireplace • Heating • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic

Interior & Grounds

Ground Floor

- Living room with wood burning stove
- Dining room with seating for 10
- Fully-equipped kitchen with Range cooker and garden access
- Bedroom with twin single beds and en-suite shower room
- Tudor living room
- Cloakroom



Half-Level

- Family bathroom with roll-top bath
- Bedroom with king-size bed
- Bedroom with super-king size bed (*can be set up as a twin room, please specify if you would like this at time of booking*)
- Family shower room

First Floor

- Bedroom with super-king bed and en-suite shower room (*can be set up as a twin room, please specify if you would like this at time of booking*)
- Bedroom with super-king bed (*can be set up as a twin room, please specify if you would like this at time of booking*)

Private Apartment (accessed via external steps from the garden)

- Open-plan living area
- Kitchenette
- Bedroom with king-size bed
- Bathroom with shower

Exterior Grounds

- Gardens
- Terrace
- Dining facilities

Additional Facilities

- Wi-Fi
- TV
- Dishwasher
- Washing machine & dryer
- Private parking for 3 cars



Location & Local Information

Hawkshead Cottage is between Hawkshead and Esthewaite which is near Lake Windermere, which means it's surrounded by a beautiful location and offers plenty of sights to see. Hawkshead village is full of cobbled streets and Grade II listed traditional Lakeland cottages. You'll find local shops, offering the chance to find beautiful Lakeland treasures. As well as tea rooms and café's offering a wonderful place to enjoy some lunch or afternoon tea.

Hawkshead is a spectacular place for those who love going on walks as it offers a selection of difficulties suiting all types of walkers. A few miles away is the village of Ambleside, and here you'll find a larger selection of shops and supermarkets, you'll find that these supermarkets will offer online shopping and delivery to the cottage. Additionally, if you take a ferry across Lake Windermere, you'll reach Bowness, another beautiful Lake District village. It has its own range of shops and entertainment available to you.

When in the beautiful English country side, there are many chances to go walking, bird watching, hiking or visiting any number of the lakes where you'll be able see the beauty that the Lake District is known for. The Lake District offers a unique day out

Local Amenities

Nearest Airport	Carlisle Airport (94km)
Nearest Town/City	Ambleside (9km)
Nearest Village	Hawkshead (3.2km)
Nearest Restaurant	Selection in Hawkshead (1.2km)
Nearest Supermarket	Co-Op Food Hawkshead (1.2km)
Nearest Golf	Windermere Golf Club (20km)



What Oliver loves...

- The three zip link rooms are available as either super king-size rooms or twin rooms, this can be specified on booking. This adds the ability to customise the holiday home to suit the needs of your family or group that are on the holiday!
- For those days when staying inside seems like the only option, you'll have the televisions as well as the internet to keep yourselves entertained and occupied!
- This cottage is situated between Hawkshead and Esthewaite, near to Lake Windermere, in a much-desired location with plenty of sights to see

What you should know...

- Access to the private apartment is via an external staircase so please take care in icy or wet weather
- The main house is pet friendly, up to two well-behaved dogs are allowed. However, they are not to go into the private apartment

Terms & Conditions

- Security deposit: A security deposit of £200 is to be paid to the owner prior to arrival and to refunded in full subject to a damage inspection on departure
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in rental price
- Linen & towels included?: Yes, included in rental price
- Internet access?: Yes, Wi-Fi included in rental price
- Pets welcome?: Two well-behaved dogs are allowed, however, they ARE NOT to go in the private apartment
- Smoking Allowed?: No smoking
- Changeover day: Friday only
- Minimum stay: Please note that there is a 3-night minimum stay
- Other Ts and Cs: Please request whether you would like the bedrooms set up as a super-king or twin room at time of booking
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property