



5 The Old Vicarage, Far Sawrey  
£375,000



## 5 The Old Vicarage

Far Sawrey, Ambleside

A well presented second floor apartment forming part of this traditional Lakeland property pleasantly located within the hamlet of Far Sawrey. With stunning far reaching views towards the Coniston Fells the property is convenient for the village of Hawkshead together with Windermere western lake shore.

Nestled in a picturesque countryside setting, this second floor 2-bedroom apartment offers a tranquil retreat with stunning far-reaching views. The property boasts a welcoming sitting dining room featuring a wood-burning stove, perfect for cosy evenings spent indoors. The modern fitted kitchen provides a stylish space to prepare meals, while the two double bedrooms with built-in wardrobes offer ample storage. The three-piece suite bathroom provides convenience and comfort for daily use. With no chain on the property, this delightful apartment offers a peaceful escape while still providing easy access to local towns and villages for every-day amenities and entertainment.

Outside, the property boasts magnificent communal grounds that showcase the natural beauty of the surrounding countryside, providing a scenic backdrop for residents to enjoy. Well-kept lawns and planted beds add to the charm of the outdoor space, creating a peaceful environment to relax and unwind. Residents can take advantage of the various seating areas scattered throughout the grounds, ideal for soaking in the breath-taking views and soaking up the tranquillity of the surroundings. Allocated parking ensures that residents have a convenient and secure place to park their vehicles. With its idyllic location and impressive outdoor space, this property offers a perfect blend of comfort and natural beauty, making it an ideal place to call home for those seeking a peaceful retreat in a countryside setting.

- Second floor apartment with stunning far reaching views
- Sitting dining room with wood burning stove and views
- Modern fitted kitchen
- Two double bedrooms with built in wardrobes
- Three piece suite bathroom
- Beautiful communal grounds
- Allocated parking
- No upper chain
- Delightful countryside setting
- Easy access to local towns and villages

DIRECTIONS: From Ambleside take the B5286 to Hawkshead, pass through the village and turn left onto the B5285 continuing through Near Sawrey. Up on entering Far Sawrey turn left on to Cuckoo Brow Lane and then take the rst right and The Old Vicarage is located at the top of the drive.

WHAT3WORDS:///quieter.gladiator.suggested

COUNCIL TAX BAND: C

EPC RATING: D

TENURE: Leasehold

LEASE: 974 year lease from 2016

SERVICE CHARGE: £600 per quarter to include buildings insurance, upkeep of exterior of building and communal areas.





## SECOND FLOOR

### ENTRANCE HALL

8' 8" x 5' 5" (2.63m x 1.66m)

### SITTING DINING ROOM

15' 8" x 14' 4" (4.77m x 4.37m)

### KITCHEN

8' 10" x 6' 2" (2.68m x 1.88m)

### BEDROOM

13' 11" x 10' 10" (4.23m x 3.30m)

### BEDROOM

11' 10" x 10' 6" (3.60m x 3.19m)

### BATHROOM

7' 10" x 5' 4" (2.40m x 1.63m)



## IDENTIFICATION CHECKS

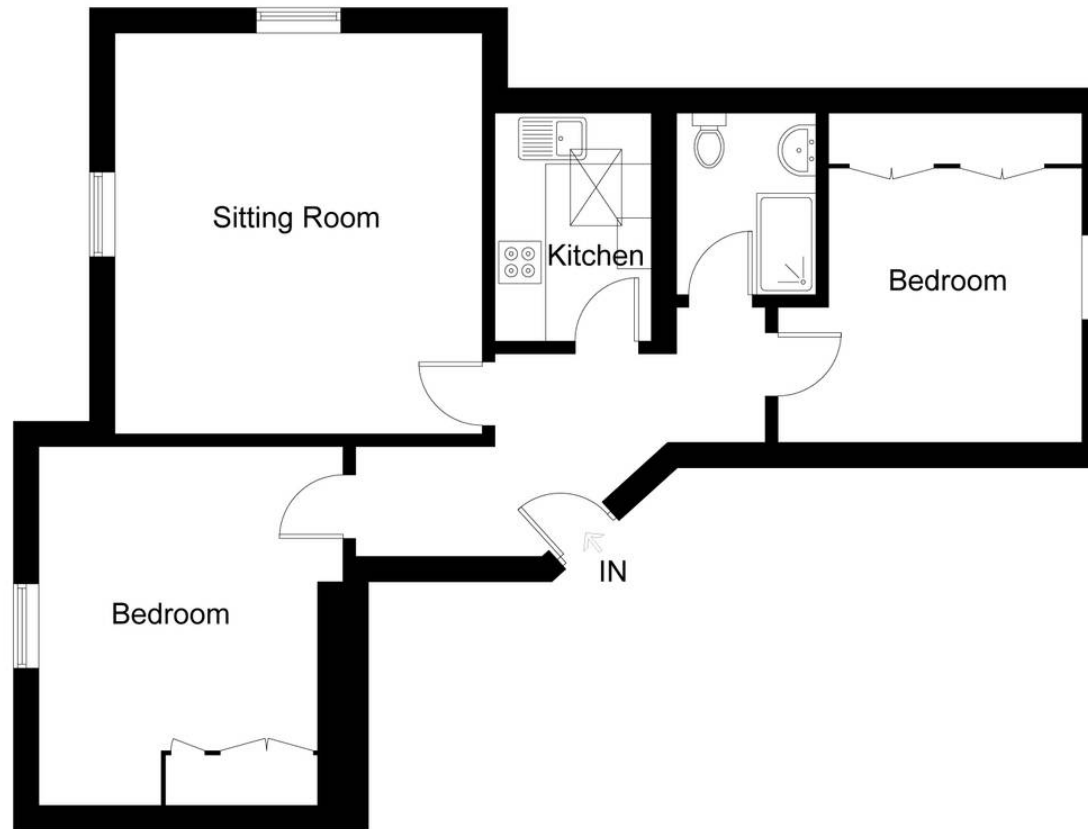
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## 5 The Old Vicarage, Far Sawrey, LA22 0LQ



### Second Floor

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