



Near Sawrey

£450,000

4 Broomriggs
Near Sawrey
Ambleside
Cumbria
LA22 0JX

Enjoying stunning westerly views over beautiful Esthwaite Water to the dramatic fells beyond and standing in over 30 acres of peaceful shared grounds with wonderful lake frontage, this stylish and superbly improved 3 double bedroomed, 3 bathroomed ground floor apartment is simply perfect.

With shared frontage on to Esthwaite Water, and combining magnificent views with well proportioned, immaculate accommodation this welcoming home is an ideal holiday let, weekend retreat or permanent residence in a lovely quiet yet convenient location.

Property Ref: AM3839

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Sitting Area



Communal Garden



Bay Window

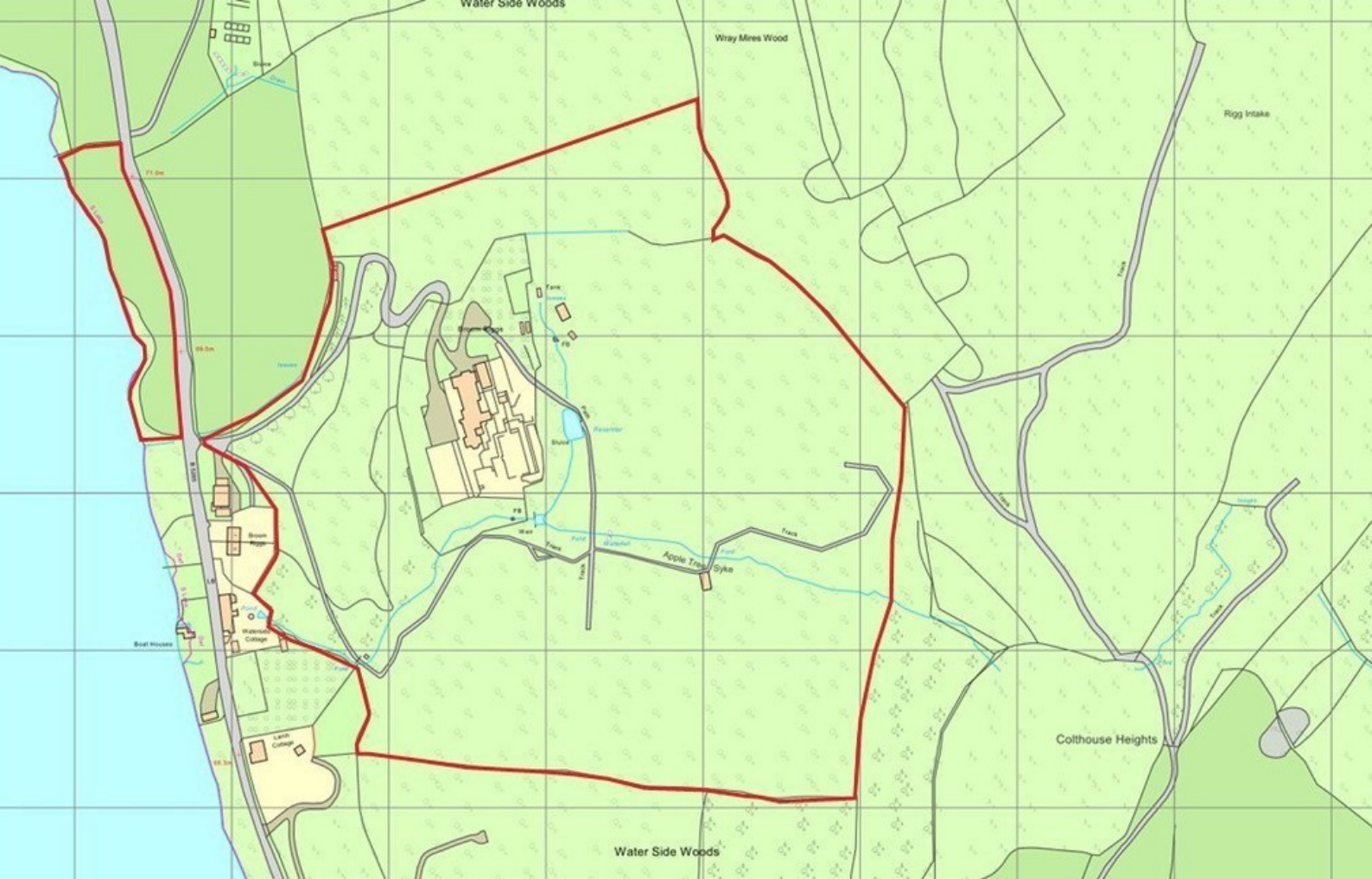
Location Broomriggs is delightfully located in tranquil surroundings and can be approached either from the South via the Ferry over Lake Windermere or from Hawkshead to the North.

From the Windermere Ferry, proceed North on the B5285 and having travelled through Near Sawrey and passing Hill Top (Beatrix Potters House), Esthwaite Water will then be seen on the left hand side and mid way along the entrance drive to Broomriggs is found signposted on the right hand side (being a total of 2.3 miles from the Ferry).

Alternatively, from Hawkshead, proceed South on the B5285 which is signposted for Sawrey and Windermere via Ferry, and travel for approximately 1 mile until the driveway for Broomriggs is then found on your left.

There is ample car parking provision to the front and side of the building and No.4 is located on the Ground Floor overlooking the Lake and is accessed at the rear having passed around the beech hedge to the left hand side of the building. Proceed through the arched doorway and a white unmarked door on your right gives access to the Communal Hallway.

Description Built in approximately 1900 by Thomas Thornely, Master of Trinity House, Cambridge and a great friend of John Ruskin, the world renown author, artist and reformer who lived at nearby Coniston, this attractive and truly impressive building has undergone significant yet sympathetic alteration over the years, and is now sub-divided into eleven lovely apartments. One thing which will not have dramatically changed however in those 119 years are the magnificent views which will no doubt have also been appreciated back in the early 1900's when Beatrix Potter, the



Ordnance Survey Map Ref 00777578

cousin of Thomas Thornely's wife Mabel, used to visit. Miss Potter would have been a close neighbour, having purchased Hilltop in Near Sawrey in 1905.

Perfect as a holiday let, weekend retreat (with genuine "lock up and leave" credentials) or as a permanent home this lovely three en-suite bedroomed ground floor apartment enjoys superb panoramic views looking south west over beautiful Esthwaite Water and the surrounding wooded slopes of Grizedale Forest. Many however may find that their eyes are naturally drawn from this point to the higher fells to the north which include Wetherlam and the iconic Langdale Pikes. The latter are perhaps best enjoyed from the wonderful gardens and grounds which extend right down to the lakeshore and which are a real haven for a rich variety of wildlife. The fishing on Esthwaite Water is excellent, a fact obviously also recognised by the magnificent ospreys which nest here and which can even be observed from the living room in the Spring and Summer months as they plunge into the water after their prey.

The lovely bright and stylishly updated accommodation is entered via the attractive and welcoming communal hall which gives access to the private hallway. The main living space is quite simply delightful having retained the original carved oak panelling and cupboard to one side complete with glazed bookshelves and display shelving, but if it is this which first attracts your attention rather than the magnificent views from the large bay window then maybe the Lake District is not for you. The outlook from this vantage point over the lake is simply stunning. The three double bedrooms each have their own stylish en-suite bath or shower rooms which have all only recently been re-equipped - perfect for



Esthwaite Water



Bedroom 1



Bedroom 1



Lake Shore Access



Window Seat and View

copied with the demands of a family home, enjoying as a relaxing lock up and leave weekend retreat, or as the dream holiday let.

The communal grounds are a true delight with a wonderful mix of natural and managed woodland interspersed with formal gardens spread over around 30 acres (not measured). Quiet little pathways lead through the woodland where deer and red squirrels can be seen and a rich variety of birdlife enjoyed. There are beautiful views seemingly at every turn and for the young at heart there is even a badminton or 'soft tennis' court laid out. The gardens are excellently maintained by the resident warden, whose presence removes any management worries particularly for those who are not permanently resident as there is always somebody immediately available on hand and on site to deal with any day to day matters as well as any little emergencies. The warden's residence is also owned by the Management Company (an investment in itself) which is formed by the individual owners at Broomriggs.

All in all, this is a wonderful and unique opportunity to acquire a beautifully positioned and spacious ground floor apartment with superb views and which has been employed as a holiday let for many years which a number of guests returning year after year for reasons for which we are sure will become apparent upon viewing.

Accommodation (with approximate dimensions)

Communal Hall A welcoming entrance into the carpeted communal hallway, with a radiator and storage cupboard.

Private Hall With a radiator and under-stairs cupboard.

For a Viewing Call 015394 32800



Bay Window/ Dining Area

Open Plan Living Space 28' 2" x 14' 6" (8.6m into bay x 4.44m) A wonderful room with distinct kitchen, dining and relaxation areas. The dominant feature of this room may by many be considered to be the wonderful bay window, looking out as it does over the grounds to the lake and the fells beyond, but for some it will be the original characterful wall panelling and built in cupboards with glass fronted display shelving and book cases surrounding the fireplace which also captures the imagination. This delightful room also retains the original cornicing and has a window seat in the bay. The kitchen area is splendidly equipped with a range of wall and base units with complementary work surfaces with upstands and includes a Neff oven hob and hood, Neff Dishwasher, refrigerator and freezer. There is a stainless steel single drainer sink unit with a mixer tap and tiled flooring in the kitchen area only. There are two radiators and a central heating thermostat.

Bedroom 1 11' 7" x 10' 9" (3.55m x 3.28m) Enjoying wonderful lake views from the stylish louvered shuttered window, and having a radiator and coving.

En-suite Bathroom Having a stylish and contemporary three piece suite comprising a panel bath with a shower attachment, dual flush WC, and a wash hand basin set above a vanity style unit, with contactless LED mirror and shaver point over. With part tiled walls, a heated ladder style radiator and an Addvent extractor fan.

Bedroom 2 13' 9" x 8' 9" (4.20m x 2.68m) Having a double radiator, stylish louvered shuttered window and coving.

En-suite Shower Room With tiled walls and having a stylish three piece suite comprising a shower cubicle, wash hand basin with a



Communal Gardens and View



Kitchen



Bedroom 1



Broomriggs and View



mixer tap set above a vanity style unit with contactless LED mirror with shaver point over, and a WC. In addition there is an Addvent extractor fan, and a heated ladder style towel rail/ radiator.

Bedroom 3 8' 9" x 8' 5" (2.68m x 2.57m) With a double radiator, louvered shuttered window and coving.

En-suite Shower Room Having a contemporary and stylish three piece suite comprising a shower cubicle, wash hand basin with mixer tap set above a vanity style unit, with contactless LED mirror and shaver point over, and WC. The walls are part tiled and there is a window, an Addvent extractor fan, and a radiator.

Outside The communal grounds are understood to extend to something in excess of 30 acres, we are advised (not measured) and include peaceful informal woodland areas with winding paths and a stream from where you may spot deer and red squirrels. There are also more formal garden areas, all neatly tended by the resident warden, and well stocked with a variety of mature shrubs and trees. There is even a badminton or "soft tennis" court for those feeling more energetic. The Lakeshore land is delightfully fringed with trees and also provides a lovely setting for watching the sunset on quiet summer evenings, enjoying a family barbeque or watching the wildlife. To find a property in this price range with lake frontage is a rare treat.

Basement Accessed from outside with steps leading down. CARE TO BE TAKEN AS THE STEPS CAN BE SLIPPERY. Housing two NXR3 Potterton Commercial boilers, and two hot water cylinders. A further room provides some storage facility by arrangement with the warden.



Bay Window/ Dining Area

Communal Drying Room For shared use by both owners and guests with a Bosch automatic washing machine, tumble dryer and having plenty of hanging space.

Services This property is connected to mains water and electricity. The communal oil fired central heating system serves the entire building with each flat being individually thermostatically controlled. Drainage is to a shared private system.

Business Rates 4 Broomriggs has a rateable value of £4,200, with the amount payable for 2021/22 being £1957.20 to South Lakeland District Council. Small Business Rate Relief may be available..

Tenure The property is held at a peppercorn rent on the residue of a 999 year lease, originally dated 18th May, 1978. The service/ management charge is £1740 a quarter (with £1276 being general communal costs which include the caretakers expenses, plus £464 for oil for the central heating. Broomriggs is divided into eleven flats, with ten being privately owned. The eleventh is owned by Broomriggs Flats (Hawkshead) Limited which is in turn owned in equal shares by each of the ten private flat owners, with each owner then having a seat on the board. (We understand that whilst owners pets are allowed, guests pets not allowed at Broomriggs either in the property or grounds)

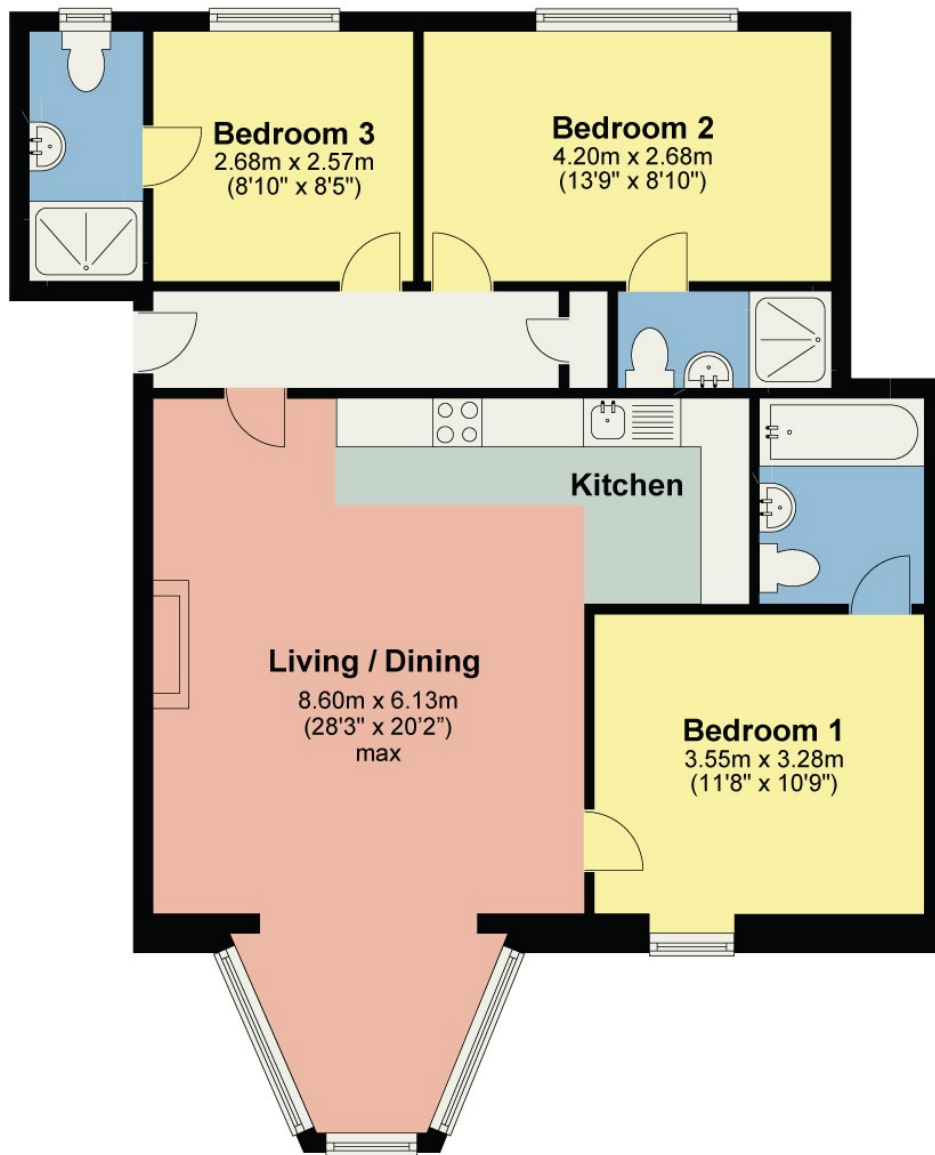
Viewing Strictly by appointment with Hackney and Leigh, Ambleside. Telephone 015394 32800. As the property is a popular and successful holiday let viewings maybe limited to the Saturday changeover times.



Broomriggs and Esthwaite Water



View from Bay Window



Total area: approx. 78.8 sq. metres (848.3 sq. feet)

For illustrative purposes only. Not to scale. REF: AM3664

Management There is a resident warden who maintains the estate, and who lives on site in the eleventh flat. His duties include managing the extensive grounds and gardens, as well as looking after the fabric of the building itself.

For owners living some distance away this provides unrivalled peace of mind with regards security and maintenance issues, as well as there being the reassurance of somebody immediately on hand who is available to help if an unexpected issue arises

Ideal Holiday Letting Opportunity In the opinion of holidaycottages.com, 4 Broomriggs is in a very desirable location for holiday letting, with the popular village of Hawkshead being close by, benefitting from year-round visitors. Once priced and marketed correctly they would expect 4 Broomriggs to achieve a gross annual income in the range of £30,200-£31,800 from 37/39 bookings made up of 26/27 full weeks, and 11/12 short breaks.

Energy Performance Certificate The full energy performance certificate is available to view on our website and also at any of our offices.

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