



## Near Sawrey

£415,000

### Stoney Croft, Near Sawrey, Ambleside, Cumbria, LA22 0LF

Looking for a traditional lakeland cottage getaway in the picturesque Conservation Area? Look no further than this delightful 2 bedroom mid terrace Lakeland Cottage. Situated near Hilltop Beatrix Potters former home, this property offers a tranquil and scenic location that is sure to capture your heart.

#### Quick Overview

Cosy Lakeland Cottage  
2 Bedrooms, Sitting, Dining and Kitchen  
Walks from the door step  
Close to Hawkshead  
Successful Holiday Let  
Enjoying a peaceful setting  
Cosy and Characterful  
Open fire  
On road parking  
Ultra fast broadband



2



1



1



E



Ultrafast  
Broadband



On Road  
Parking

Property Reference: AM3990



Sitting Room



Bedroom 1



Patio Area



Kitchen

**Location** Near Sawrey is located on the B5285 which links the ferry which crosses Lake Windermere with Hawkshead and is famed as much for Hill Top ('Beatrix Potters' home) as it is for its beautiful surroundings. Travelling from Ambleside/Hawkshead Stoney Croft is just past Hilltop car park bear left before the Tower Bank Arms and the cottage is on your right a short way along.

**What3words** ///somebody.accompany.during

**Description** As you step inside, you'll immediately be greeted by the cozy and inviting atmosphere. The house features electric heating (controllable by app), ensuring warmth and comfort throughout the year. The Sitting Room is thoughtfully designed with an ornate fire place on a slate hearth and a built in storage cupboard, which leads on to the Dining room with access to the decking.

The kitchen is compact yet functional, offering everything you need to prepare delicious meals with a Bosch oven and extractor fan and a Beko 4 ring hob with wall cupboards and a sink unit with access to under stair storage. The two double bedrooms are well-sized and provide a peaceful retreat at the end of the day. With its charming character and comfortable layout, this house is perfect for individuals or small families looking for a home in a sought-after location or to be used as a holiday let for which it is currently used for with Lakelovers.

The area is known for its natural beauty and historical significance. Immerse yourself in the enchanting surroundings and explore the nearby attractions that inspired Beatrix Potter's beloved stories. Take leisurely walks through the conservation area, admiring the stunning landscapes and wildlife.

Don't miss out on this wonderful opportunity to own a piece of history in the Lake District National Park. Contact us today to arrange a viewing and make this charming 2 bedroom mid terrace house your own.

**Accommodation ( with approximate directions)**

**Sitting Room** 14' x 12' 7" (4.27m x 3.84m)

**Dining Room** 10' 0" x 7' 2" (3.05m x 2.18m)

**Kitchen** 10' 5" x 6' 2" (3.18m x 1.88m)



## First Floor

**Bedroom 1** 14' 4" x 9' 2" (4.37m x 2.79m)

**Bedroom 2** 10' 11" x 7' 2" (3.33m x 2.18m)

**Bathroom** Vanity unit with wash basin and wc, mira shower over bath. Heated towel rail.

## Outside

**Garden** A south facing decked sitting area with inviting aspect towards the Tower Bank Arms!

**Parking** On road parking immediately outside.

**Store** 7' 9" x 6' 9" (2.36m x 2.06m) A perfect place to store wood or bikes.

## Property Information

**Services** This property is connected to mains water, drainage and electric.

Note \* Checked on <https://checker.ofcom.org.uk> on the 23rd October 2023.

**Business Rates** This property has a rateable value of £2025 with the amount payable to Westmorland and Furness district council being £1010.48.

Small Business Rate Relief - May be available and is enjoyed by the current owners.

**Tenure** Freehold

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Note** Currently a successful Holiday let with [www.lakelovers.co.uk](http://www.lakelovers.co.uk). The tasteful furnishings are available by further negotiation if desired.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



Bedroom 2



Dining Room



Sitting Room

# Stoney Croft, Near Sawrey, Ambleside, LA22

Approximate Area = 619 sq ft / 57.5 sq m

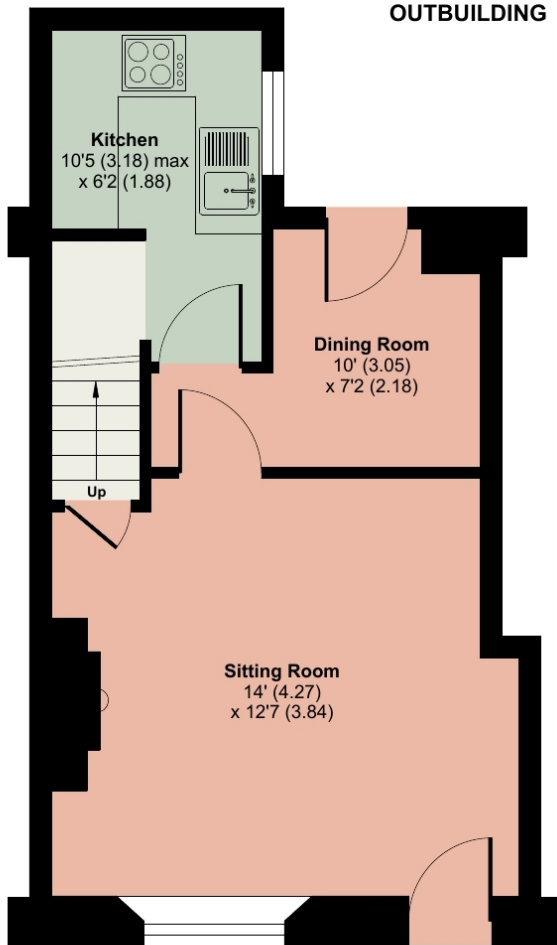
Outbuilding = 42 sq ft / 3.9 sq m

Total = 661 sq ft / 61.4 sq m

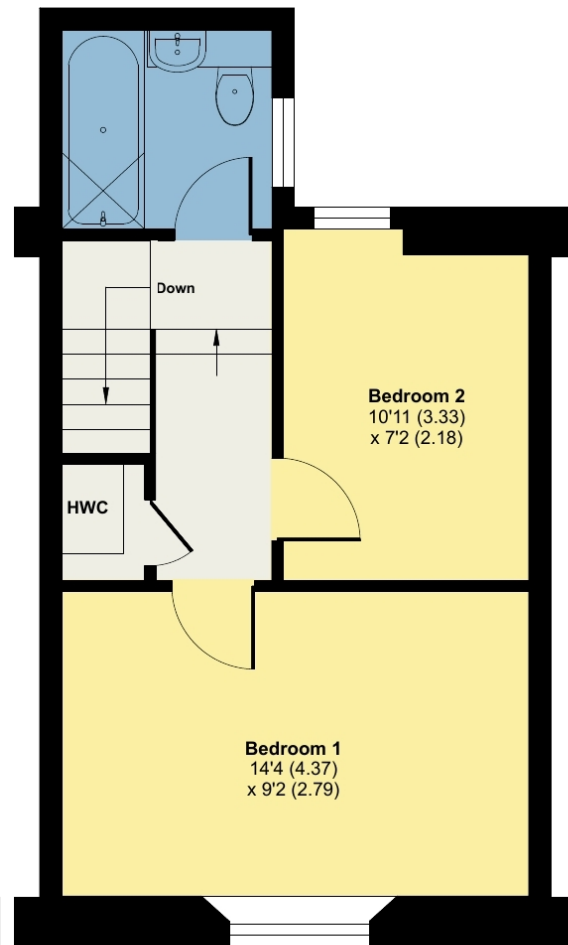
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1049199

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/10/2023.

Request a Viewing Online or Call 015394 32800