



## Near Sawrey

£345,000

Tethera, 3 Orchard Cottages, Near Sawrey, Ambleside, LA22 0JZ

Attractively finished in stone and slate this stylish and welcoming home is superbly placed, tucked away from the hustle and bustle in a quiet cul-de-sac just ten minutes from Hawkshead. With 2 large double bedrooms, dual aspect sitting room, fitted family kitchen, cloaks/utility, a modern bathroom, 2 parking spaces and pretty gardens this home for locals has it all.

### Quick Overview

A stylish home for locals.

Attractive stone and slate finished cottage.

Enjoying a peaceful and quiet setting.

Local Occupancy Conditions apply

Cosy and Characterful

Walks from the door step

Ultrafast (220Mbps) Broadband

Available

Off Road Parking



2



1



1



D



Ultrafast  
Broadband



Off Road  
Parking

Property Reference: AM4008





Kitchen



Bedroom 1



Living Room



Bathroom

**Location** Leave Ambleside on the A593 as if heading towards Coniston but turn left after approximately one mile at Clappersgate over the bridge signposted for Hawkshead. Continue through Hawkshead bearing left at the T junction signposted towards the ferry as well as Near and Far Sawrey. Follow the road which skirts the eastern shore of Esthwaite Water and on reaching Near Sawrey take the right hand turn immediately after Ees Wyke Country House Hotel. Continue down this road turning left through the private gateway for Orchard Cottages, Tethera being the stone faced cottage furthest along. There is parking for two cars directly in front of the cottage.

**What3words** ///escalates.agree.tissue

**Description** Built around eleven years ago, this bright and spacious cottage style home truly is superbly placed. With windows on three sides, this immaculate home is as bright as it is welcoming. The entrance porch leads to the wide hallway with the dual aspect sitting room on one side, with glazed double doors leading out to the garden. Having a lovely Charnwood log burning stove this is a warm and cosy room for relaxing with friends and family. Also having space to dine whilst enjoying views to the garden. On the other side of the hallway there is a splendidly equipped family kitchen on the other being dual aspect and having stylish wall and base units including a integrated stainless steel sink Bosch integrated appliances include a four ring ceramic hob, a separate double electric oven with extractor fan over, and a dishwasher in addition there is space to dine. There is also a very useful cloak room/utility on this floor.

Upstairs, the two double bedrooms are very evenly matched, with the both having dual aspect. In bedroom 1 an internal doorway leads to spacious eaves storage currently in use as a home office and having power and light. Bedroom 2 having a generous integrated wardrobe with automatic light. The bathroom is stylish with underfloor heating and a light tube, to allow for some natural light.

The property is subject to a local occupancy condition which can be viewed on the Lake District National Park website (ref 7/2011/5699) or obtained from our Ambleside office. Essentially, Tethera must be the occupiers only or principle home and must be lived in for more than 6 months in every 12. The occupier must have a local connection, eg they must have worked in the locality for 6 months, lived in the locality for the previous 3 years or have a need to live in the locality, for reason such as to provide care for relative, for example. There are

defined parishes with regards "the locality".

### Accommodation (with approximate dimensions)

**Entrance Porch** Having space for coats and boots.

**Hallway**

**Living Room** 24' 11" x 10' 0" (7.59m x 3.05m)

**Kitchen** 16' 7" x 9' 1" (5.05m x 2.77m)

**Utility/ Cloakroom**

**First Floor**

**Bedroom 1** 16' 6" x 9' 11" (5.03m x 3.02m)

**Bedroom 2** 13' 8" x 12' 2" (4.17m x 3.71m)

**Bathroom** A 3 piece suite comprising a shower over a panel bath, wc and wash basin. With a heated towel rail and underfloor heating.

### Property Information

**Outside** With canopy porch, outside light, outside tap and a bench to the front of the house, and a further patio area to the side of the property having both a flagged and raised decking area. There are two log stores, a timber shed ideal for storage of garden/ outdoor equipment, and a useful large storage chest which currently houses a tumble dryer. In addition there is a well maintained planted bed with a varied assortment of plants and shrubs.

**Parking** There is space for two cars to park on the driveway to the front of the property.

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

**Tenure** Freehold.

**Council Tax** Westmorland and Furness Council - Band D.

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

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



Bedroom 2



Utility/ Cloakroom

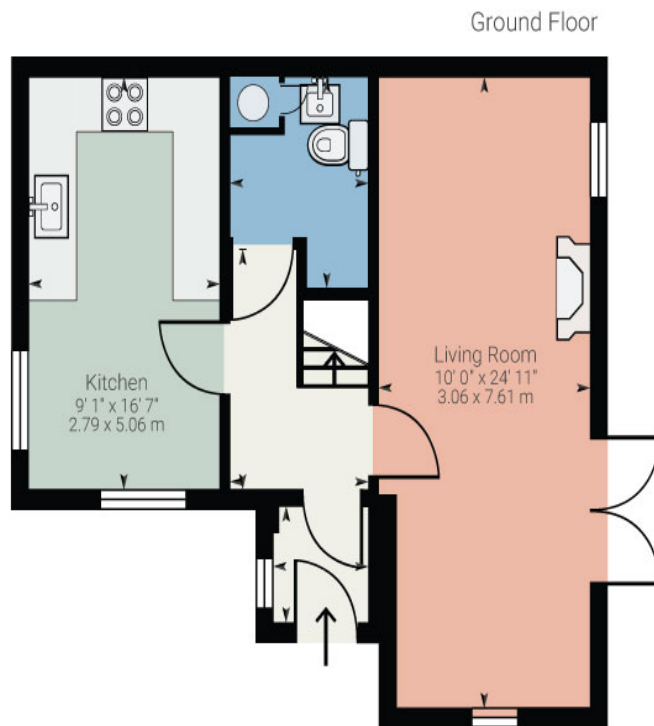
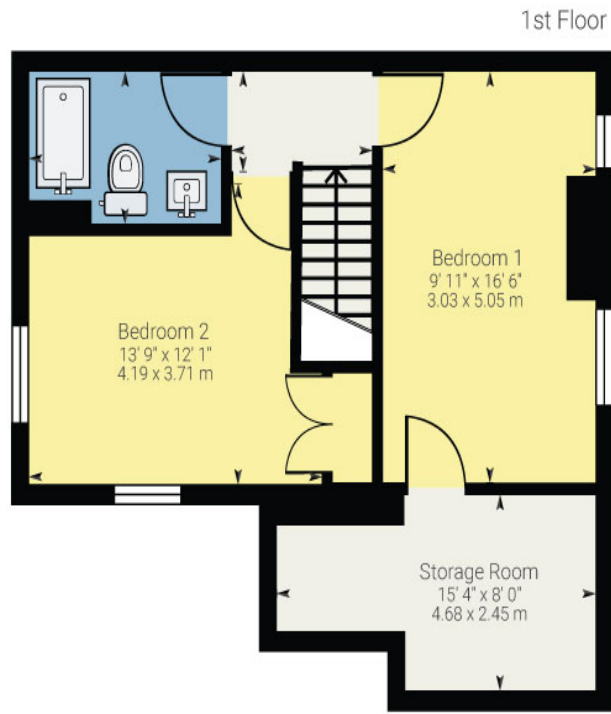


Living Room



OS Map





Approximate net internal area: 1031.75 ft<sup>2</sup> / 95.85 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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 23/01/2024.

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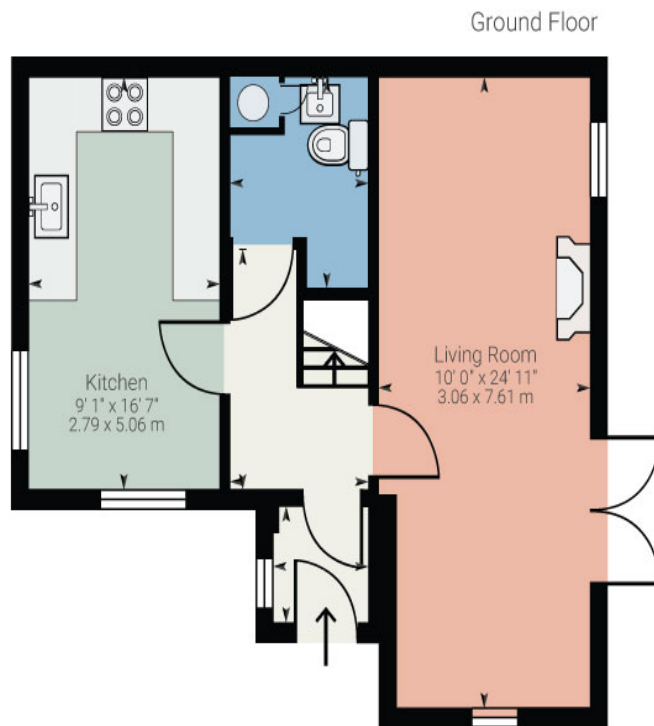
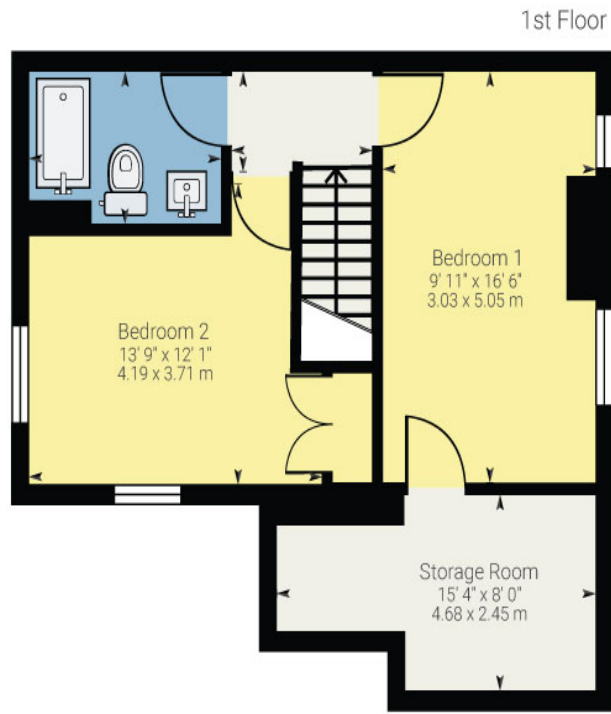


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