



Far Sawrey

£965,000

Sawrey Stables, Far Sawrey, Ambleside, Cumbria, LA22 0LG

Nestled in the serene countryside of Far Sawrey, this 4 bedroomed detached house offers a unique blend of tranquillity and potential. Situated on approximately 5.25 acres of woodland and grazing land, this property is a nature lover's dream. The traditional cottage exudes quaint charm and is tucked away in a private area, surrounded by beautiful gardens, stables and a paddock.

Quick Overview

- Detached home
- 4 Double bedrooms
- Approximately 5.25 Acres of private woodland and grazing land
- Paddock and stables
- Tranquil location
- Ideal permanent home, weekend retreat or holiday let
- Beautiful garden
- Driveway parking
- Superfast (59Mbps) Broadband



4



3



2



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Superfast
Broadband



Ample Driveway
Parking

Property Reference: AM4026



Living Room



Living Room



Open Plan Kitchen/Dining Room



Open Plan Kitchen/Dining Room

Location Surrounded by lovely open countryside, Sawrey Stables is located just a mile from the lake shore on the quieter western flank of Lake Windermere. The car ferry connects Far Sawrey with a point on the eastern shore just one mile south of Bowness and if approaching from the ferry the property is found in an elevated position after around a mile on the right. Alternatively, approaching from Ambleside take the A593 heading for Coniston, turning left onto the B5286 towards Hawkshead and follow the B5285 signposted for Sawrey, Windermere and the ferry. The entrance drive to Sawrey Knotts can be found on the left at the sharp bend shortly after the Cuckoo Brow Inn. As you drive up the lane take the right turn and bear right at the top of the lane where Sawrey Stables will be found to the left hand side.

What3words ///romantics.deeds.crumb

Description Step inside the cottage and be enchanted by its character and warmth. The cosy interior invites you to relax and unwind, with a traditional feel. The private location ensures peace and quiet, perfect for those seeking a retreat from the hustle and bustle of everyday life. As you enter this charming property you will be greeted by the entrance hall with plenty of space and hooks to hang your coats up and kick your shoes off after a long day. With a Shower/Utility Room to your left comprising a wc, wash basin, shower and plumbing for a washing machine. Boasting an open plan living and dining area with an "antiqued" oak floor, oil-fired AGA, 2 ring electric hob, this home is designed for effortless entertaining and family gatherings with ample storage space, under stair storage and a useful ground floor bedroom should you need easy access living. This property also offers a separate lounge room with an open fire set upon a slate hearth providing a cosy retreat for quiet evenings or intimate gatherings. Experience the ease and comfort of having everything you need on the ground floor.

Upstairs all three of the double bedrooms have Velux windows which allows the rooms to flood with natural light. Two of the double bedrooms feature ensuite bathrooms one comprising a shower over a panel bath, WC and wash basin, and one having a jacuzzi bath along side WC and wash basin.

Outside, the property features stables that are ripe for restoration, offering the opportunity to create a bespoke equestrian facility. Imagine bringing these stables back to their former glory, providing a haven for horses or other animals. The gardens are a delight to explore, with a variety of flora adding bursts of colour throughout the seasons, and there is a useful cycle shed and log store.. With approximately 5.25 acres of woodland and grazing land to the north of the property this provides ample space for live stock or simply enjoying the natural surroundings.

Don't miss this opportunity to own a charming cottage with stables in a picturesque setting. Embrace the potential of this property and make it your own private sanctuary in the heart of Far Sawrey.



Kitchen



Garden



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/Dining Room 21' x 16' 7" (6.4m x 5.05m)

Living Room 19' 8" x 13' 8" (5.99m x 4.17m)

Bedroom 3 9' 9" x 9' 5" (2.97m x 2.87m)

Shower Room

First Floor

Bedroom 1 19' 9" x 13' 11" (6.02m x 4.24m)

Ensuite Bathroom

Bedroom 2 13' 8" x 13' 4" (4.17m x 4.06m)

Ensuite Bathroom

Bedroom 4 9' 5" x 9' 6" (2.87m x 2.9m)

Outside

Garden

Cycle Shed and Log Store

Stables

Paddock

Woodland and Grazing Land

Property Information

Business Rates Sawrey Stables has a rateable value of £3,350 with the amount payable to Westmorland and Furness District Council for 2023/24 being £1,671.65. Small Business Rate Relief may be available, and is enjoyed by the current owner.

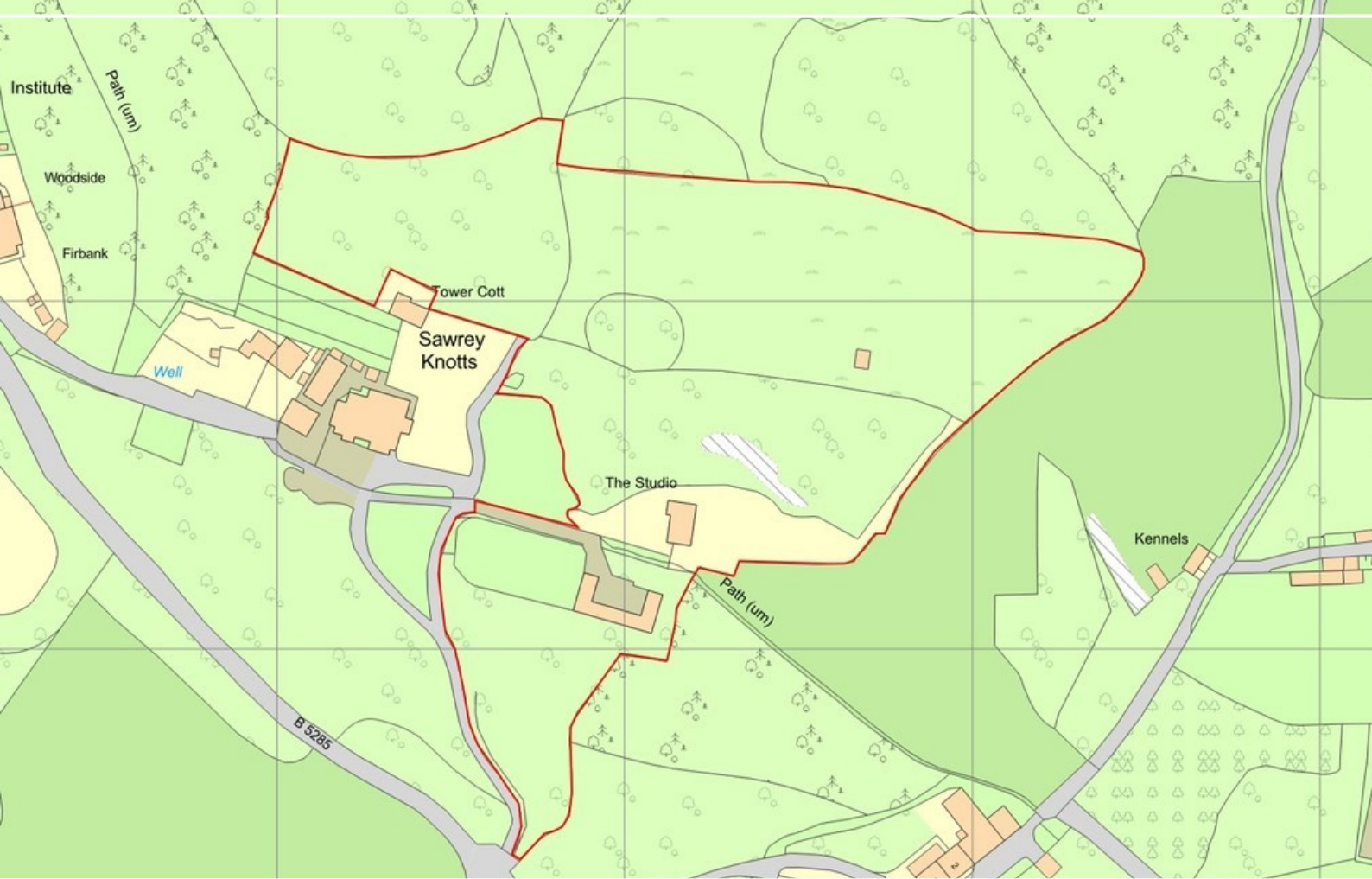
Tenure Freehold.

Services The property is connected to mains electric and water. Foul drainage is to mains from a pump adjacent to the cottage (which is maintained annually and has worked perfectly since installation), up to and connected to the sewerage system serving Sawrey Knotts which drains into the mains. Oil central heating to radiators. Photovoltaic panels to roof.

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

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Please note; As this is a holiday let cottage, viewings will be limited to changeover days.



OS Plan - Ref 01153631



Aerial View of Property



Aerial View of Property, Manege and Stables



Rear Elevation



Stables



Garden



Vendors Historic Photo of Sawrey Stables

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



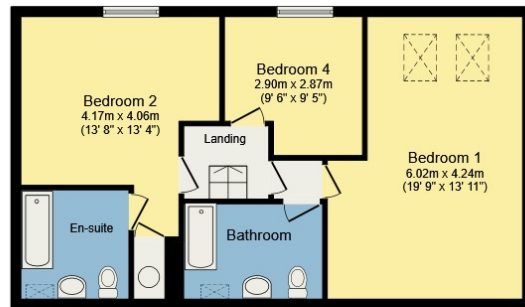
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Far Sawrey, Ambleside



Ground Floor



First Floor

Total floor area 138.9 m² (1,495 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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