

## Far Sawrey

**£675,000**

Brimstock, Far Sawrey, Ambleside, Cumbria, LA22 0LQ

A picture perfect Lakeland stone cottage, located in lovely open countryside and enjoying superb fell views.

Warm, welcoming and bursting with character this cosy 3 bedroomed cottage really does welcome you in. Renovated in 2010 with new windows, electrics and plumbing, and having a surprising amount of storage space not to forget a very well stocked suntrap of a garden - could this be your new home?

### Quick Overview

Semi-detached stone built Lakeland cottage  
3 double bedrooms/ 1 bathroom  
Family kitchen with dining area  
Light and airy living spaces  
Very well stocked garden  
Fully renovated in 2010  
Peaceful location  
Fell walks from the doorstep  
Parking on the lane outside cottage  
Superfast Broadband 55mbps\* - Openreach Network



3



1



1



F



Superfast  
Broadband



Parking for 2 on  
the lane

Property Reference: AM4068





Cosy Living Room



Living Room



Dining Area in Living Room



Kitchen

**Description** A truly wonderful property, this 3 bedroomed, 1 bathroomed semi detached Lakeland stone cottage is rather special. With an enchanting garden this delightful home is a once in a lifetime opportunity.

Superbly placed just a few hundred yards from The Cuckoo Brow Inn and with a variety of beautiful walks accessible quite literally from the doorstep, this distinctive cottage will make the perfect family home, weekend retreat or holiday let.

**Location** Surrounded by lovely open countryside and enjoying superb fell views, Brimstock is located less than a mile from the lake shore on the quieter western flank of Lake Windermere. A superb variety of wonderful walks and cycle routes including those to Claife Heights and The Tarns are immediately accessible from the doorstep, not to mention a highly regarded Lakeland inn just an easy stroll down the lane. Brimstock is perfect whether you are seeking a welcoming home (with home work space potential) a peaceful weekend retreat or a popular holiday let in Beatrix Potter country.

The car ferry connects Far Sawrey with a point on the eastern shore just one mile south of Bowness, with the market town of Kendal beyond. Closer to home is Hawkshead, idyllically placed at the northern end of Esthwaite Water and Grizedale forest, perfectly placed roughly midway between the beautiful lakes of Windermere and Coniston Water.

Hawkshead is a most picturesque village, blessed with a delightful combination of traditional squares, intriguing alleyways and offering a charming variety of highly regarded shops, cafes and traditional Lakeland inns, and if this isn't enough all that Ambleside has to offer is not far away.

**Property Overview** This exceptional Lakeland three bedroomed stone cottage is full of character. The living room welcomes you in with the open fire set upon its slate hearth being a real focal point to the room. (Also usefully having a back boiler for heating the water, in addition to a thermostat). With window seat from where to admire the garden and countryside views beyond, and space to dine, all just perfect for gathering and relaxing with friends and family. There are quirky display alcoves, and a spacious under stair cupboard for additional storage.

The dual aspect kitchen beyond is fresh, bright and airy and also has space to dine, situated close to the electric Everhot range cooker this is a cosy spot for meals or tackling paperwork, though the garden views may prove somewhat distracting! Having wall and base units with complementary work surfaces incorporating a stainless steel sink and a half with drainer and mixer tap. Clever use of a deep window recess currently provides a discreet dedicated recycling area, and additionally there is a deep pantry cupboard. Integrated Hoover appliances include an automatic washing machine and a dishwasher.

Upstairs is a landing with fabulous additional storage space and cupboards, and characterful display alcove recess. Access to the loft space here also leads to a further storage area. This roof space is boarded out and has a double layer of sheep's wool insulation, as well as being a great additional space for storage, there is also potential for converting (subject to any necessary





Kitchen



Dining Area in Kitchen





Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3

building consent).

Accessed from the landing is a WC cloakroom tucked away - perfect for when guests are staying.

The main bedroom is a spacious double having integrated wardrobes and a charming window seat with both garden and fell views. There is a shelved alcove as well as a recessed cupboard. The second bedroom is in use as a twin, again benefitting from a window seat almost forcing one to pause, relax and admire the views. A stone lintel has been left exposed here, making a rather beautiful feature. The smaller third bedroom could also be a home office for those lucky enough to work from home in such special surroundings.

The bathroom with its underfloor heating - a real treat for bare feet, is wonderfully light with its roof light which supplements the window letting light stream in. Having a three piece suite comprising panel bath with Mira shower over, wash hand basin set over a vanity style unit and WC. Additionally there is a heated ladder style towel rail and an airing cupboard (water tank newly installed in 2010)

Outside is a very well stocked garden with herb bed near the front door, and a sun trap of a terrace - where precious characterful blue slate flags from inside the cottage have been cleverly and thoughtfully upcycled. A case of history beneath your feet as you sit with a morning coffee, or perhaps a glass of something cool at the end of the day. Hiding beneath the privet hedge is an ancient flag wall, common in days gone by, now something of a rarity and to be treasured. The stone old washhouse (known as Toad Hall) has power/ light points and a WC and is ideal for storage of garden tools, alongside which there is a dedicated wood storage area store (the Old Privy), and a lean to shed. The spacious shed attached to the house at the rear has an original door with framed area showing carvings of some historical interest - only recently discovered. Parking for two cars is right outside the cottage and could potentially be enlarged for turning.

Whether you are seeking a successful holiday let, a peaceful weekend retreat or a comfortable family home, Brimstock has everything you might desire, come and see.

#### Accommodation (with approximate dimensions)

**Living Room** 15' 8" x 13' 5" (4.78m x 4.09m) With stairs to first floor.

**Kitchen** 16' 9" x 9' 6" (5.11m x 2.92m)

#### First Floor

**Bedroom 1** 11' 10" x 11' 10" (3.63m x 3.61m)

**Bedroom 2** 11' 10" x 10' 0" (3.63m x 3.05m)

**Bedroom 3/ Study** 7' 10" x 6' 5" (2.41m x 1.98m)

**Bathroom**





Garden at the Front



Garden





Brimstock Cottage and Garden



Patio Area and Garden



Garden and View

#### Outside

**Store** 16' 2" x 8' 5" (4.95m x 2.57m) Accessed externally.

**The Old Washhouse - Store** 8' 9" x 6' 0" (2.69m x 1.83m)

**Lean to Potting Shed** 4' 9" x 4' 5" (1.45m x 1.35m)

**Old Privy Woodstore** 4' 9" x 3' 10" (1.45m x 1.18m)

#### Property Information

**Directions** 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. Brimstock can be found on the left hand side immediately after the Cuckoo Brow Inn, just up the track beyond the old BT telephone box which now serves as a defibrillator point.

**What3Words** ///train.ample.ideals

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

**Tenure** Freehold

**Council Tax** Westmorland and Furness District Council - Band C

**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.



## Meet the Team

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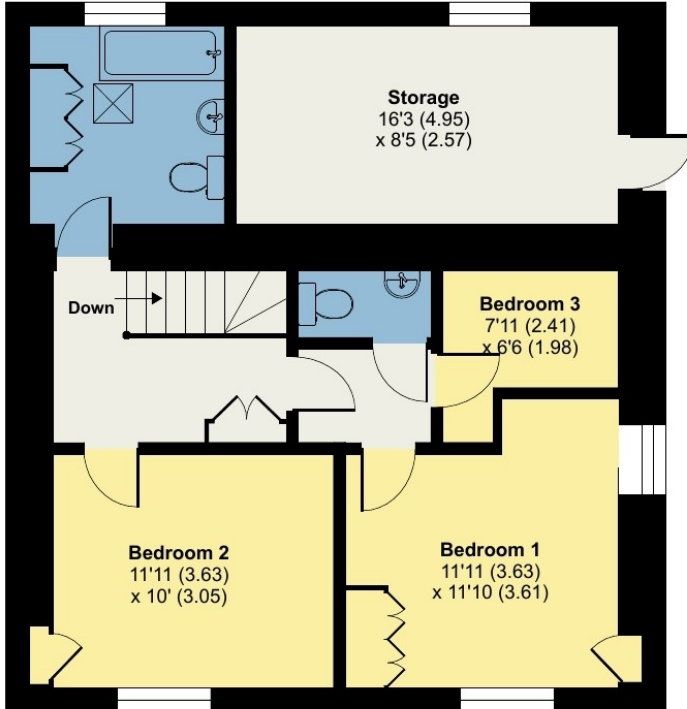
# Brimstock, Far Sawrey, Ambleside, LA22

Approximate Area = 927 sq ft / 86.1 sq m

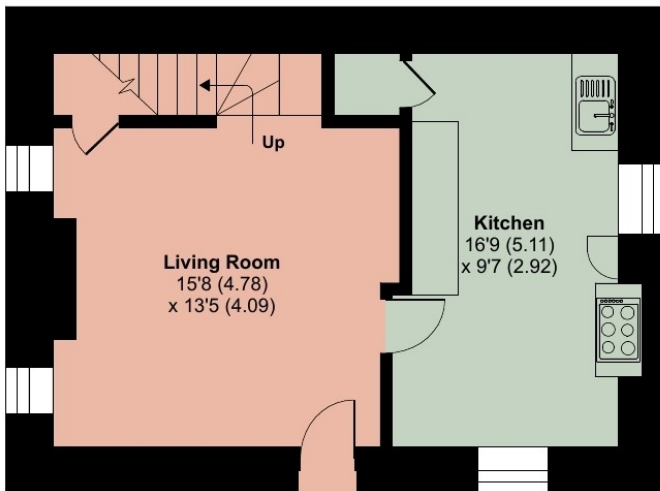
Outbuilding/Shed = 57 sq ft / 5.3 sq m

Total = 1024 sq ft / 95.1 sq m

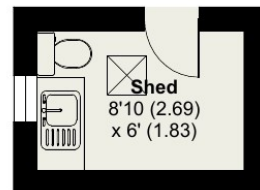
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1159069

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