



**HACKNEY
& LEIGH**

Far Sawrey

£500,000

Rowan Cottage, 3 Far Sawrey Cottages, Far Sawrey, Ambleside, Cumbria, LA22 0LH

Quietly situated yet within reach of the central Lakes (and a short stroll from the pub) this 3 storey mid terrace stone built cottage is utterly charming - a peaceful and welcoming haven surrounded by beautiful scenery. Having characterful exposed beams, the cottage includes a welcoming sitting room, a spacious family kitchen, 3 lovely bedrooms (one being en suite) and a house bathroom all spread over three floors. To the rear is a tiered garden with patio, lawn and a stone store.

Quick Overview

A home full of character

3 bedrooms (1 being en suite)

Sitting room, family kitchen and house
bathroom

Wonderfully quiet location

Peaceful garden to the rear with outside store
A wonderful array of walks accessible from the
doorstep

Currently a successful holiday let

Ideal weekend retreat or permanent home

Off road parking

Superfast broadband available



3



2



1



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Superfast
Broadband
Available



Off Road Parking

Property Reference: AM4110



Sitting Room



Sitting Room



Family Kitchen



Dining Area

A canopy porch sets the scene, welcoming you into the cosy sitting room, full of character with its arched shaped glass panelled window, integrated glass fronted display cabinet with cupboard beneath, and wood burning stove set within an inglenook style fireplace. A lovely room in which to gather with friends and family.

The family kitchen just beyond with its tiled floor and part tiled walls is bright and airy, having country style wall and base units and complementary work surfaces incorporating a sink and a half with mixer tap. Integrated appliances include a Belling four ring ceramic hob, and a Lamona oven with extractor over. There is space and plumbing provision for a slimline dishwasher, and an automatic washing machine. An under stair cupboard with light point provides useful storage for larger items.

The dining area is positioned in front of the glazed patio doors to the garden, letting natural light stream in, it is bright and cheerful - perfect for family meals.

The rear porch with external door to the garden doubles up as a utility area making clever use of a deep cupboard which has provision for a tumble dryer.

The main bedroom and its en suite shower room are on the first floor. An enchanting and charming room with picture rail and its window seat having views to St Peters, the village church. What a lovely spot to sit quietly and read, whilst looking out watching the world go by. Benefitting from 3 floor to ceiling built in wardrobes. The ensuite shower room has tiled walls and a modern three piece suite comprising a curved unit with Mira shower, WC and wash basin with stylish light and mirror above. Also having a heated ladder style towel rail/radiator. Also situated on this floor is the house bathroom with tiled walls and countryside views. The three piece suite comprises a panel bath with shower over, pedestal wash basin and WC.

The landing features an exposed beam and stairs lead to the second floor and the further two bedrooms. The second double, currently in use as a twin, has views to the church from the dormer window, integrated wardrobes and under eaves storage cupboard. The smaller single bedroom also in the eaves has characterful exposed timber beam and a dormer window.

Outside is a rear yard with coal store, and slate steps leading to a patio area enjoying countryside views - a great spot for a summer barbecue should the weather allow. This all supplemented by an area set to lawn and edged with well stocked beds and borders, with a garden gate providing direct access to the off road parking space at the rear. Additionally there is an outdoor store (1.97m x 1.87m) ideal for storage of gardening equipment.

This picture perfect cottage is sure to attract a lot of attention - early viewing is recommended.

Location Surrounded by lovely open countryside and enjoying superb fell views there are 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. Rowan Cottage is perfect whether you are seeking a welcoming home, a peaceful weekend retreat or a popular holiday let in Beatrix Potter country. Hawkshead is a short drive away being 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.

Accommodation (with approximate dimensions)

Sitting Room 13' 10" x 11' 11" (4.22m max x 3.62m)

Family Kitchen 10' 5" x 10' 2" (3.18m x 3.09m)

Dining Area 13' 6" x 8' 0" (4.11m max x 2.44m max)

Rear Porch and Utility

First Floor - Landing

Bedroom 1 11' 11" x 9' 11" (3.62m x 3.01m)

En Suite Shower Room

House Bathroom

Second Floor - Landing

Bedroom 2 13' 11" x 13' 7" (4.24m max x 4.14m max)

Bedroom 3 8' 3" x 8' 1" (2.52m x 2.46m)

Property Information

Tenure Freehold.

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

Broadband Superfast broadband - Openreach network.

Mobile Likely service provided with EE and Three.

Business Rates Rowan Cottage has a rateable value of £2,800 with £1,397.20 being payable to Westmorland and Furness Council for 2025/26

Small Business Rate Relief may be available.

Holiday Letting Information The cottage is currently a successful holiday "let", and has been for a number of years, through Heart of The lakes (<https://www.heartofthelakes.co.uk/>)

The letting history and figures are available to bona fida parties upon request.

Guest reviews;

"We had an amazing week at Rowan Cottage. The cottage is perfect - well stocked, clean, comfortable and a great location..."

"a fabulous cottage to stay in...easy access to walks, pubs and famous landmarks"

"Lovely cottage, warm comfortable, beautiful bedrooms and beautifully equipped with everything one could wish for the garden was perfect for our dogs"

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 (incl. 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).



Bedroom 1



Bedroom 2



Bedroom 3



Private Garden

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Approximate Area = 1042 sq ft / 96.8 sq m

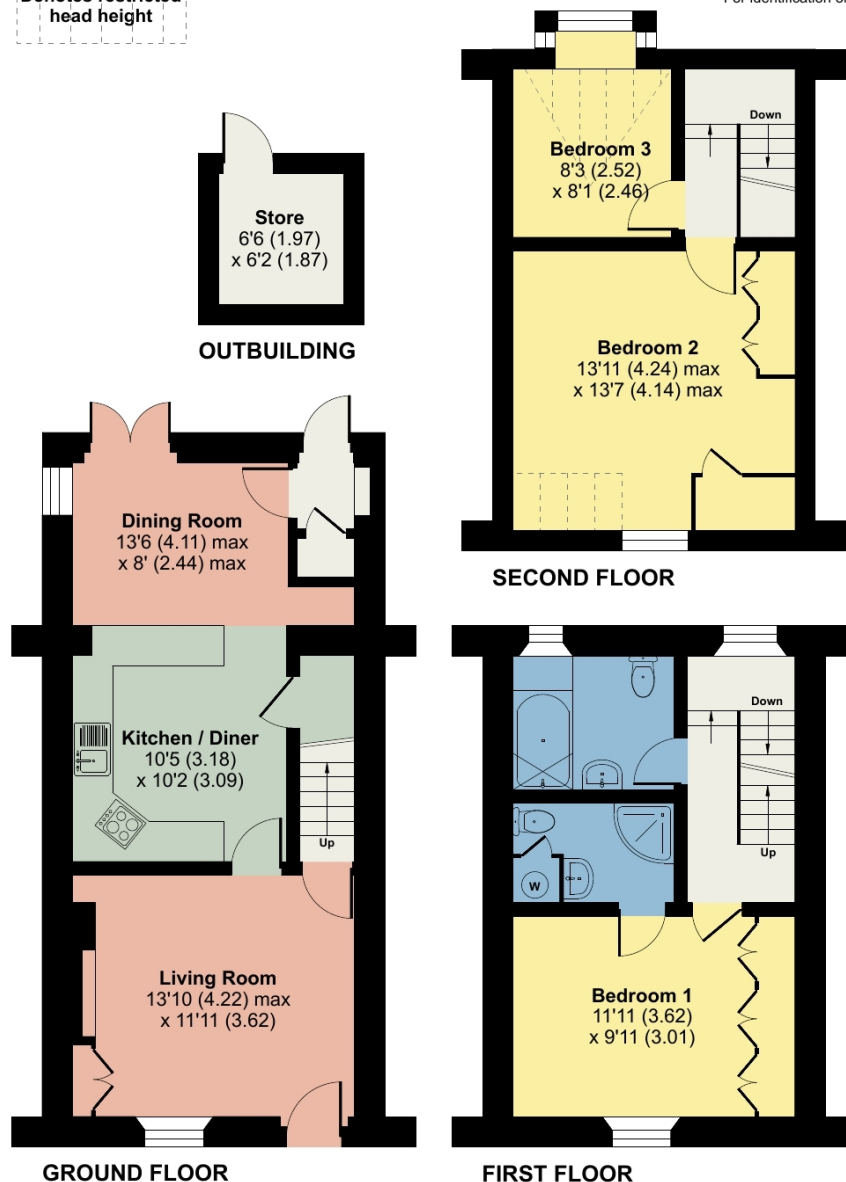
Limited Use Area(s) = 36 sq ft / 3.3 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 1118 sq ft / 103.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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, turning right immediately after passing The Cuckoo Brow on your left. Follow this road through the hamlet and Rowan Cottage can be found a short distance along on the right hand side, opposite St Peters Parish Church.

What3Words ///coarser.bitters.startles **Viewings** Strictly by appointment with Hackney & Leigh.

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

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