





Sawrey Ground & Cottage

Hawkshead Hill, LA22 0PP

Sawrey Ground is picture perfect - private and idyllic as one could wish for, yet close to Hawkshead, Ambleside, Windermere and Coniston. Enjoying lovely views of the immaculate gardens and woodland beyond, this property offers a unique secluded Lakeland location.

Bursting with character including slate floors and exposed oak beams, this superb Grade II listed Lakeland family home includes 4 en suite bedrooms, a cosy breakfast kitchen, separate dining room, and a welcoming sitting room. Attached is a sweet two bedroomed/ 1 bathroomed cottage simply perfect for visiting guests wanting some privacy. Adaptable accommodation, boasting delightful well maintained gardens, and ample parking, this is a dream come true - don't miss out!

Quick Overview

Superb detached Grade II Listed Lakeland home

4 bedroomed (all en-suite) with lovely views

Family kitchen with separate dining room

Attached self-contained two bedroomed cottage

Short distance to Hawkshead or Ambleside amenities

Enchanting extensive wrap gardens

Private wildflower meadow and woodland

Ideal home, holiday let or weekend retreat

Ample parking on the private driveway

Superfast broadband available





Welcome

Sawrey Grounds really is something very special. A unique and welcoming property with space for all, having exposed beams at every turn, attractive fireplaces and cottage style doors there is character aplenty. Equally suited to being a wonderful family home, a lock up and leave weekend retreat, or a rather special holiday let. The attached wildflower meadow has plenty of its own charm as it grows up during the summer season.

They say that it is all about location at the end of the day, so if you are looking for peace and quiet and the feeling that you are miles from the stresses of daily life, then this setting is for you.

Sawrey Ground dates from the 17th century built originally as a farmhouse in 1627 by Anthony Sawrey, before being extended in 1730 by his great grandson, with the roof raised in the early 1900's to accommodate a first floor. Previously run as a successful Bed and Breakfast, the property is now a much cherished private home.

It sounds almost too good to be true - but it really is simply wonderful. Pretty as a picture from the outside and bright and full of authentic character inside. The perfectly balanced 4 bedroomed, 2 reception roomed accommodation is supplemented by ample private parking and well maintained enchanting gardens.

Once through the covered entrance porch you find yourself in the delightful entrance hallway which leads to the comfortable sitting room, dining room and an attractive fitted kitchen with a welcoming gas Rayburn range cooker, which was already in situ when the current owners arrived 25 years ago.

On the first floor are four good sized and evenly balanced double bedrooms each with stylish and modern en suites.

The gardens and woodland are a real surprise and delight. A perfect haven away from the stresses of modern life with an abundance of birdlife to enhance the experience. This is a truly lovely home in the perfect setting and is highly recommended for viewing.

Location

Sawrey Ground is superbly placed. Not only does it enjoy wonderful views and delightfully peaceful surroundings but you can step out of the door and walk or cycle to a whole host of simply lovely destinations - whether it is picturesque Tarn Hows that attracts you, Grizedale Forest or simply a stroll down the lane to Hawkshead following the path with panoramic views as you descend to the village below - it is all on hand.

Nestled roughly mid-way between Coniston Water and Lake Windermere and ideally placed for accessing all that the wonderful Lake District National Park has to offer - perfect whether you are seeking a welcoming family home, a spacious holiday let or a relaxing weekend retreat.

Directions

Leave Ambleside on the A593 heading towards Coniston, turning left over the River Brathay onto the B5286 signposted for Hawkshead. After approximately one mile, and opposite Pullwoods, turn right signposted Tarn Hows and Coniston (and The Drunken Duck Inn). Continue on this road for approximately two miles passing the Drunken Duck Inn on your right hand side and continue further on, following signs for Tarn Hows. After a few minutes the shared driveway leading to Sawrey Ground is seen on the right hand side. There is ample parking for a number of vehicles on the driveway directly in front of the property.





Charming Living

Specifications

Sitting Room

17' 5" x 13' 6" (5.31m x 4.11m max)

Dining Room / Music Room

17' 6" x 12' 1" (5.33m x 3.68m)

Breakfast Kitchen

22' 9" x 11' 5" (6.93m x 3.48m max)

Entrance Hall

This attractive hallway is bright and airy, welcoming you in with its traditional slate floor and having space for dealing with wet coats, muddy boots and soggy dogs (or children!). The stairway with elegant timber bannister and spindles leads to the first floor.

Sitting Room

A wonderfully light and spacious dual aspect room with the large slate hearth being a real focal point (a wood burning stove could be accommodated here). With lovely wide window sills, a recessed display alcove, and beautiful timber beams that could tell a fair

tale or two, this is a lovely room in which to relax with plenty of space for all the family.

Dining Room / Music Room

The oldest part of the house, one end of the room thought to have originally been the dairy. This room is now wonderfully light thanks to its dual aspect, with wide window seat perfect for reading, or admiring the lovely garden beyond. Having characterful exposed timber beam and a fireplace (not currently functional) with timber surround and mantle, and ornate hammered copper fire hood. There is potential for a log burner here. This is a rather special space for entertaining guests or for large family gatherings.

Breakfast Kitchen

From the entrance hallway the slate floor leads seamlessly to this bright family kitchen - a lovely dual aspect room which provides distinct informal dining and kitchen areas with plenty of space in which to cook, dine and relax with family. The heartbeat of this Lakeland home is warm and welcoming, benefitting from a gas fired Rayburn range style cooker with decorative copper hood. Originally solid fuel, it was converted to mains gas by previous owners and is currently kept running at a very low level as it heats the water, and the radiators in the kitchen and bedroom 1 above it. At higher levels it will cook very well. Additionally there is an integral AEG dual fuel cooker with its 4 ring gas hob above an electric grill and oven. Fitted with a range of country style wall and base units with complementary work surfaces and integrated stainless steel sink and drainer with mixer tap. Having plumbing provision for a dishwasher as well as an automatic washing machine, part tiled walls, a beamed ceiling, and glazed patio doors which give access to the rear garden and afford views to the countryside beyond.

Spacious Bedrooms

Landing

With access to the partly boarded out loft space - ideal for storage of larger items.

Bedroom One

A fabulously spacious light and airy double bedroom with exposed timber beam, boasting a superb amount of storage and enjoying garden and woodland views.

Specifications

Bedroom One

13' 9" x 10' 11" (4.19m max x 3.33m)

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.51m)

En Suite Bathroom

Part tiled and having a three piece suite comprising a shaped panel bath, pedestal wash hand basin and WC. There are woodland views and a heated ladder style towel rail/radiator to ensure a warm towel is always on hand.

Bedroom Two

Another bright and spacious double, this time being utilised as a twin bedroom. The lovely deep recessed window has a beautiful unpainted timber sill showing off the natural wood grain to best effect. There is also an original cast iron fireplace (no longer in use), which is currently behind one of the beds here.

En Suite Bathroom

Part tiled with three piece modern suite comprising a panel bath with Mira shower over, pedestal wash hand basin and a WC.



Traditional Character

Bedroom Three

A welcoming spacious double bedroom with lovely garden views to be enjoyed from the recessed window with its beautiful timber sill - again, left unpainted to showcase the wood grain. An original cast iron fireplace (no longer in use) is a feature here.

Specifications

Bedroom Three
17' 8" x 10' 1"
(5.38m max x 3.07m max)

Bedroom Four
9' 5" x 9' 1" (2.87m x 2.77m)

En Suite Shower Room

Part tiled and having a three piece suite comprising a Mira shower within a tiled corner unit, pedestal wash hand basin, and WC.

Bedroom Four / Home Office

Currently in use as a study/home office, this room is full of character including a beautiful unpainted wide timber sill, showing off the beautiful natural wood grain, exposed timbers and benefits from an integrated wardrobe.

En Suite Shower Room

Having gorgeous exposed beams and a three piece suite comprising a Mira shower set within a tiled corner unit, wall hung wash hand basin and a WC.





The Cottage

Specifications

**Open Plan Kitchen / Dining /
Sitting Room**
27' 1" x 8' 10" (8.25m x 2.69m)

Bedroom One
10' 1" x 8' 4" (3.07m max x 2.54m)

Bedroom Two
12' 9" x 8' 9" (3.89m max x 2.67m)

Entrance Hall / Utility

A practical tiled floor, perfect for dealing with those muddy boots, conveniently having plumbing for an automatic washing machine, meaning any sports or outdoor gear can be dealt with swiftly and easily.

Open Plan Kitchen/Dining/Sitting Room

Kitchen

With stylish wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap, there is ample space to both

eat and prepare food. Integrated appliances include an AEG undercounter fridge, whilst a cupboard houses the Vaillant gas boiler and hot water cylinder.

Sitting Room

Ideal for relaxing in at the end of a long day, with lovely garden views and an electric "stove" set within an alcove.

Bedroom One

A comfortable double bedroom with recessed window which lets lots of natural light stream in, and having an integrated wardrobe.

Bedroom Two

Currently in use as a twin bedroom, and with an integrated dressing table/ wardrobe unit.

Bathroom

Having tiled walls and floor and a three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin and WC.

A Peaceful Setting

Enjoying a peaceful and private setting the rolling and extensive lawned garden is bordered with mature beds which feature a delightful variety of herbaceous plants, shrubs and trees.

A paved patio area is ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day.

The small field has been managed as a wild flower meadow for the past 25 years, much loved by the bees and butterflies.

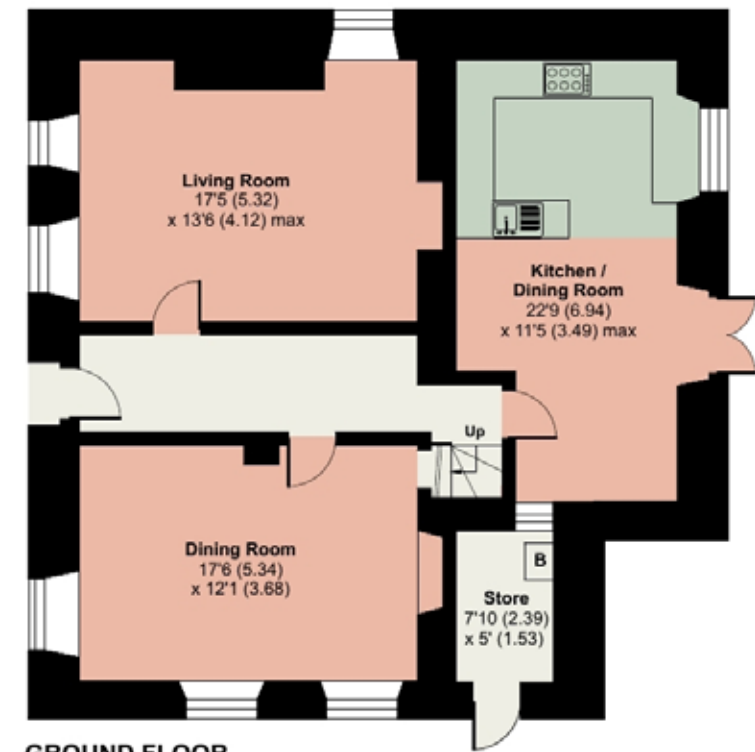
Note; there is a joint covenant with a neighbouring property which prevents keeping large animals at either property, only pets and one small pony are allowed

Additionally there is a log store, and a timber summer house style store, perfect for storing those larger items of gardening or outdoor equipment.

There really is something for everyone - this garden is a real delight!

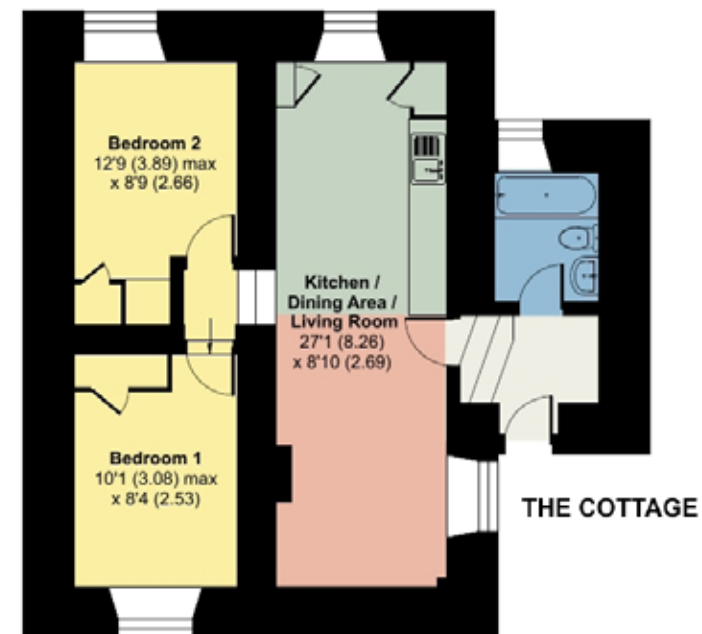
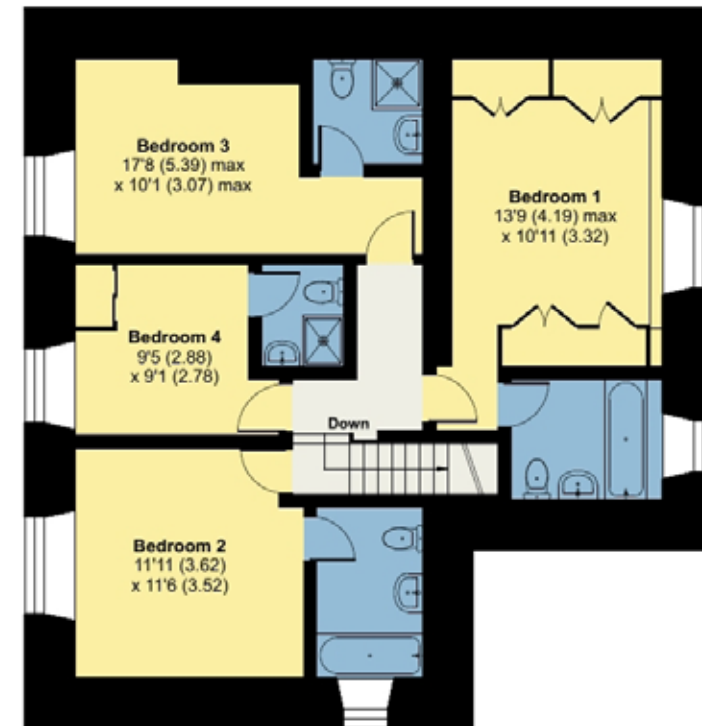


Floorplan & Boundary



Sawrey Ground and Cottage, Hawkshead Hill, Ambleside, LA22

Approximate Area = 1740 sq ft / 161.1 sq m
The Cottage = 615 sq ft / 57.1 sq m
Store = 39 sq ft / 3.6 sq m
Total = 2394 sq ft / 222.3 sq m
For identification only - not to scale



Important Information

Parking

The driveway allows for plenty of turning provision and car parking. There is an outside tap (supplied by a well) and outside light points and EV charging point.

Tenure

Freehold.

Council Tax

Westmorland and Furness District Council - Band G
£3,948 payable 2025/26

Services

This property is connected to mains electricity, gas and water. Private drainage to a septic tank.

Please note: The septic tank has been working efficiently for 26 years, but does not now meet updated regulations. A recent inspection suggests replacement by a modern waste treatment plant, and the vendors have taken this into account in the asking price. We can recommend several local firms who can assist.

Broadband

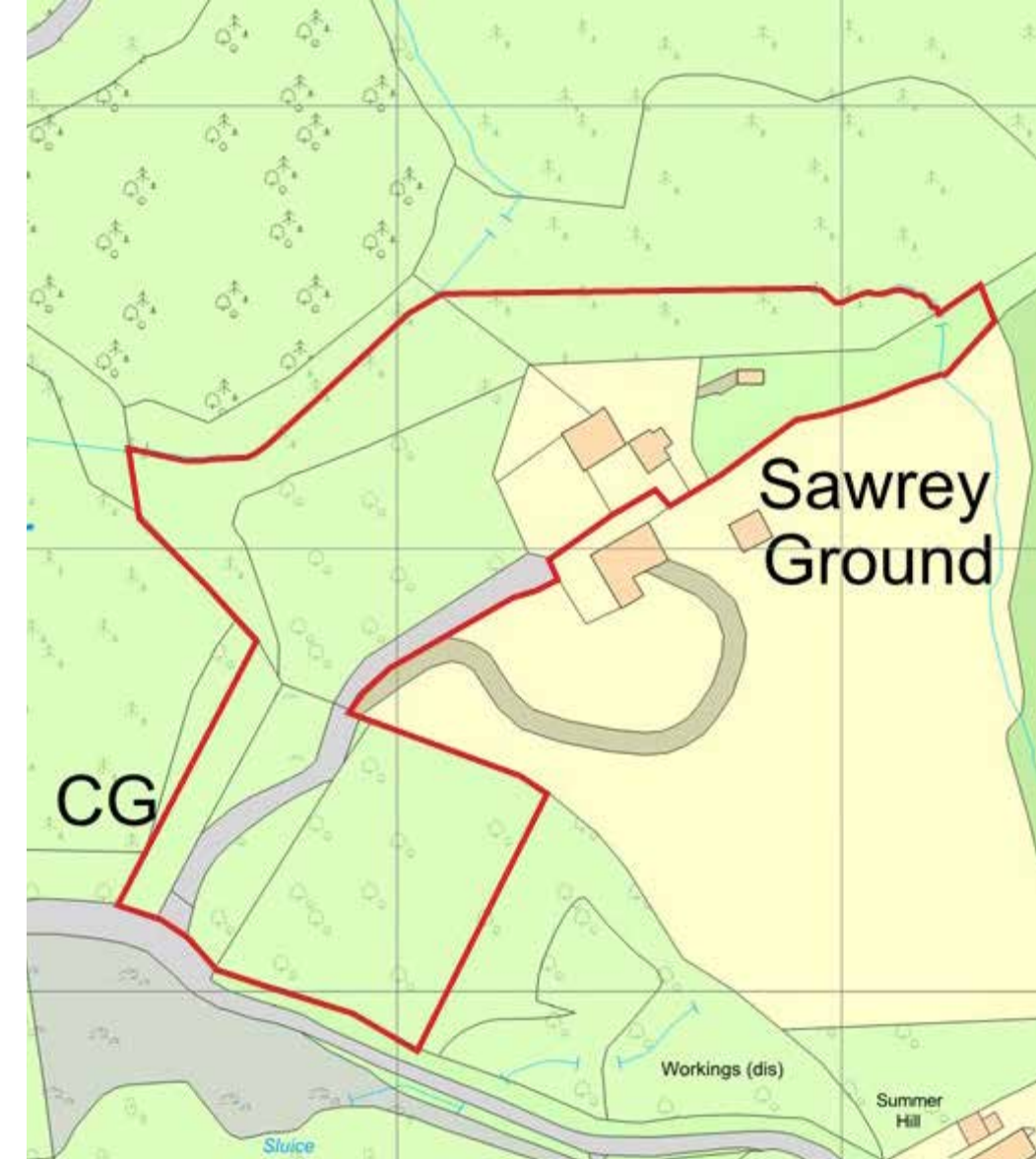
Superfast broadband available - Openreach network. Note;Fibre connection to the house is expected in the next few months.

Mobile Signal

Limited service from O2, EE and Vodafone. 5G is predicted to be available around this location from Vodafone. Please note that this predicted 5G coverage is for outdoors only.

What3Words

///goodnight.trailers.closets



Crown copyright 2025 Ordnance Survey ref: 01219306. 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 give, nor do they form part of a contract.



**HACKNEY
& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh
Ambleside Office.

To view contact our office:
Call us on 015394 32800
Rydal Road, Ambleside, Cumbria, LA22 9AW
amblesidesales@hackney-leigh.co.uk
www.hackney-leigh.co.uk

Caring about you and your property