

Outgate

£700,000

Borwick Cottage

Outgate

Ambleside

Cumbria

LA22 0PU

Enjoying superb panoramic views and wonderful options for walks from the doorstep this exceptional 3 double bedded detached home is full of lovely surprises. If the size of the sitting room impresses you then the master bedroom, complete with a 4-piece en-suite bathroom, will take your breath away! Factor in the wonderful gardens, ample car parking and the peaceful setting and you will not want to miss out.

Perfect as a family home, a wonderful holiday let or weekend retreat this attractive stone built home includes a magnificent sitting room, a separate dining room, snug and a kitchen on the ground floor with 3 double bedrooms and 2 bathrooms above. The gardens are a delight and there is parking for 4 or 5 cars. Why not treat yourself to a viewing?

Property Ref: AM3629





Sitting Room



Dining Room

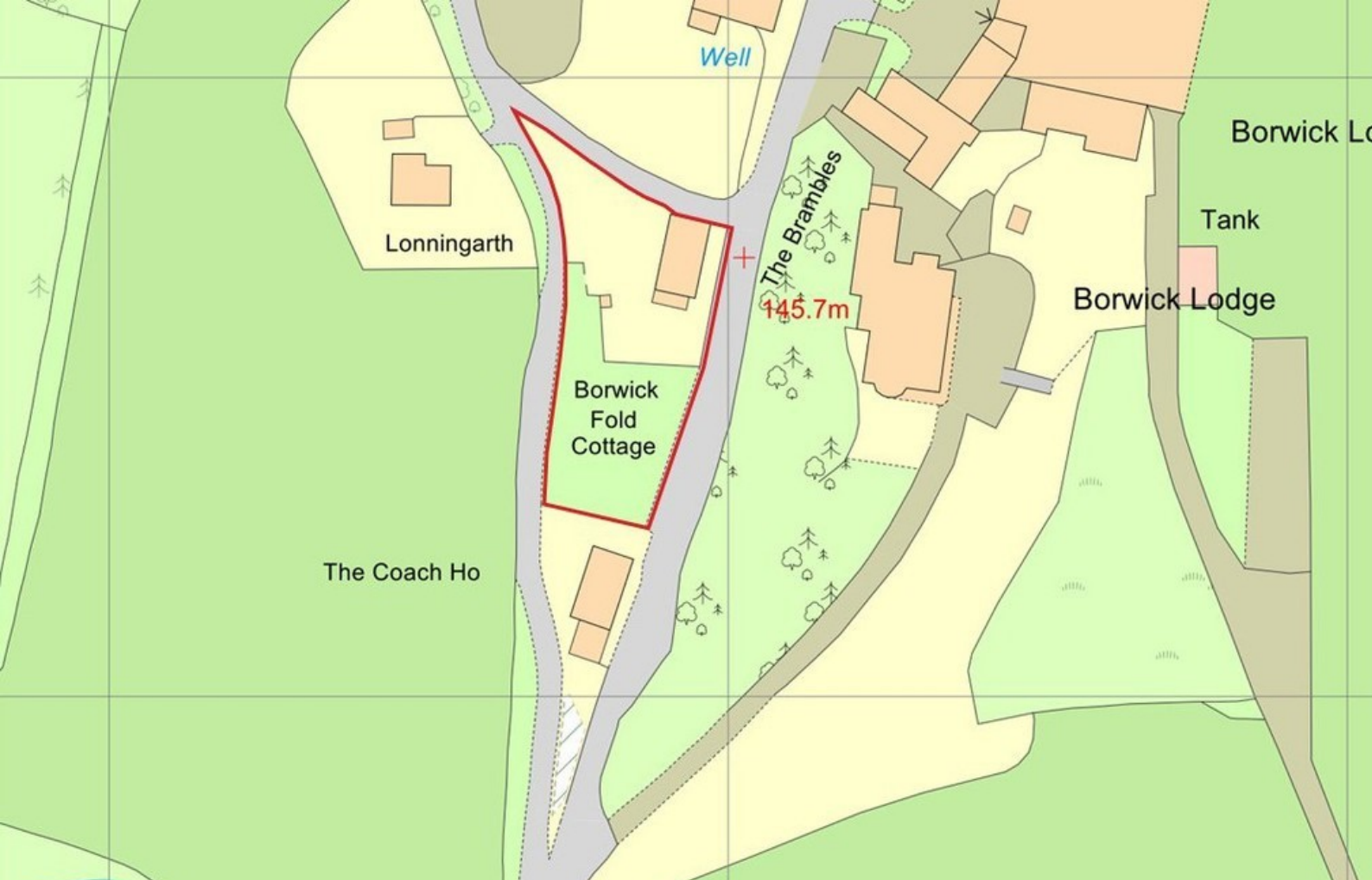


Snug

Location 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 one and a half miles passing the Drunken Duck Inn on your right hand side and continue on past a small tarn on your left and after around a mile Borwick Cottage is seen on the right hand side. Parking for a small car is available up the narrow lane on the right of the cottage, through the gate accessing the rear. Alternatively proceed beyond the cottage and The Coach House to the grassy triangle beyond where you can turn around. Now approaching the cottage from the opposite direction, it is easier to take the tarmac lane on your left which leads up behind the house where there is further parking immediately for two vehicles and more through the gate.

Description Borwick Cottage is superbly placed. Not only does it enjoy magnificent panoramic views and delightfully peaceful surroundings but you can step out of the door and walk or cycle to a whole host of simply superb destinations - whether it is picturesque Tarn Hows that attracts you, Grizedale Forest or simply a stroll down the lane to the highly regarded Drunken Duck Inn (which is less than a mile and a half away) - it is all on hand.

Nestled roughly mid-way between Coniston Water and Lake Windermere this attractive stone built home is superbly placed for accessing all that the wonderful Lake District National Park has to offer - perfect whether you are seeking a welcoming family home,



Ordnance Survey Ref - 00773901

a spacious holiday let or a relaxing weekend retreat. You can wile away many a happy hour sitting and gazing across the valley to Latterbarrow, or the higher fells towards Kentmere, right around to Red Screens. From the garden you can see Esthwaite Water and even, in winter, glimpses of Windermere (admittedly Windermere is only a distant glimpse, but still, two lakes from one garden- not many homes can claim that!).

Substantially and yet sympathetically extended, the accommodation is quite simply superb with space for all and with exposed beams, attractive fireplaces and cottage style doors there is character aplenty. Entered via a hallway there is a magnificent sitting room on one side and a snug on the other, which leads on to a lovely separate dining room with the kitchen located at the rear. Some may wish to consider opening the snug through into the kitchen, although the current design is perfect for those who might want to work from home, or who simply want a room where the kids can play computer games away from the main relaxation spaces. At present the snug provides an excellent boot and outdoor equipment room.

On the first floor are three well proportioned double bedrooms. It is the triple aspect master bedroom which really captures your heart though. As with virtually all of the rooms the views are absolutely stunning, breath-taking even, but it is the sheer scale of the room which immediately grabs your attention. The master bedroom enjoys an excellent four piece en-suite bathroom suite, which is supplemented by the stylish house bathroom at the rear.



Patio Area and Garden



Patio Area



Kitchen



En Suite for Master Bedroom



Family Bathroom

Outside, the gardens include a variety of wonderful and beautifully presented sitting areas at varying levels, all with stylish patios and sensational views - as perfect for a morning cup of coffee as they are for an evening glass of wine.

Those who come to see what is on offer will not leave disappointed - particularly if they are lucky enough to become the new owners.

Entrance Hall

Snug 9' 3" x 8' 4" (2.82m x 2.55m) A useful and practical room currently providing a superbly handy boot and outdoor equipment room, but would equally be an ideal extra space for working from home, a studio or for the kids to enjoy as a computer room. With slate tiled floor and a radiator.

Dining Room 15' 8" x 12' 3" (4.80m x 3.74m) With plenty of space in which to dine with family and friends, having a beamed ceiling, a window seat from which to enjoy the fell views and an open fire with timber surround and mantle (not currently in use). Also with a radiator and an external door leading to the front patio.

Sitting Room 22' 11" x 21' 5" (7.00m x 6.55m) A wonderfully spacious dual aspect room with the large ornate wood burning stove being a real focal point. Having oak flooring, two radiators for those cooler evenings, down lights and with glazed patio doors leading directly to the garden this is a lovely room in which to relax with plenty of space for all the family.



Master Bedroom

Kitchen 11' 5" x 9' 6" (3.50m x 2.90m) With tiled walls and flooring and having wall and base units with complementary work surfaces, with a ceramic sink and a half with drainer and mixer tap and having a Belling electric double oven with ceramic hob with Homark extractor hood and light over. With down lights and a radiator. In addition there is a useful under stair cupboard which provides additional storage.

Stairway Wonderfully light thanks to the window at the bottom of the stairs, and also having a radiator.

First Floor

Landing Lovely and light thanks to the Velux window.

Master Bedroom 22' 11" x 20' 10" (7.00m x 6.36m) A truly wonderful spacious double bedroom, enjoying a triple aspect and therefore being very light and airy, and with great views including to Latterbarrow and the surrounding countryside and higher fells further north. Having ample room to add a sumptuous sofa to lounge with a book or simply idle away the hours contemplating which fell to tackle next. Having three radiators, down lights, loft access and glazed doors with a Juliette balustrade.

En Suite With tiled walls and floor and having a four piece suite comprising a panel bath, pedestal wash hand basin, Grohe shower within a glazed cubicle and a WC. Also benefitting from a shelved linen cupboard, Vent Axia extractor fan, shaver point, radiator and down lights.



Master Bedroom



Bedroom 3



View



Bedroom 3

Bedroom 2 16' 4" x 12' 10" (5.00m x 3.92m) A spacious double with fell views and having a lovely wide window sill from which to sit and enjoy the surrounding countryside. With an original cast iron fire place (no longer in use) and a useful integrated shelved storage cupboard.

Bedroom 3 11' 10" x 8' 3" (3.62m x 2.54m) Another lovely light and airy double room with wonderful fell views, with characterful cast iron fireplace (no longer in use) and a radiator.

Family Bathroom With tiled walls and floor and having a three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin and WC. There is also an airing cupboard housing the hot water cylinder and a radiator.



Bedroom 2

Outside There is parking for a small car at the rear accessed via to the side of the property, and further parking for several cars is also available on the higher ground at the rear.

The gardens incorporate a number of terraced patios to the rear and side of the property, edged with a variety of plants and shrubs, as well as incorporating the natural rock face, and benefitting from both attractive lighting and waterproof power points. The large gardens include numerous seating areas from which to enjoy the lake and fell views whether it be with a morning coffee, a glass of something cool at the end of the day, or perhaps a barbeque with friends and family. Slate paths link the patios and also lead to an outside store (1.2m x 1.15m) with power and light points.



Bedroom 2

NB Care to be taken in wet weather.

NOTE Please note when looking at the boundary plan that due to the sloping nature of the surroundings Borwick Cottage is elevated well above The Brambles opposite which does not consequently impinge on the stunning views. The lane alongside the northern boundary is nothing more than a small track and is not a main thoroughfare. Please do not obstruct this lane during viewing visits.

Services The property is connected to mains water and electricity and there is an oil fired central heating system. Drainage is to a shared septic tank.

Council Tax South Lakeland District Council - Band G

Tenure The property is Freehold.

Viewings Strictly by appointment with Hackney and Leigh, Ambleside office. telephone 015394 32800

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

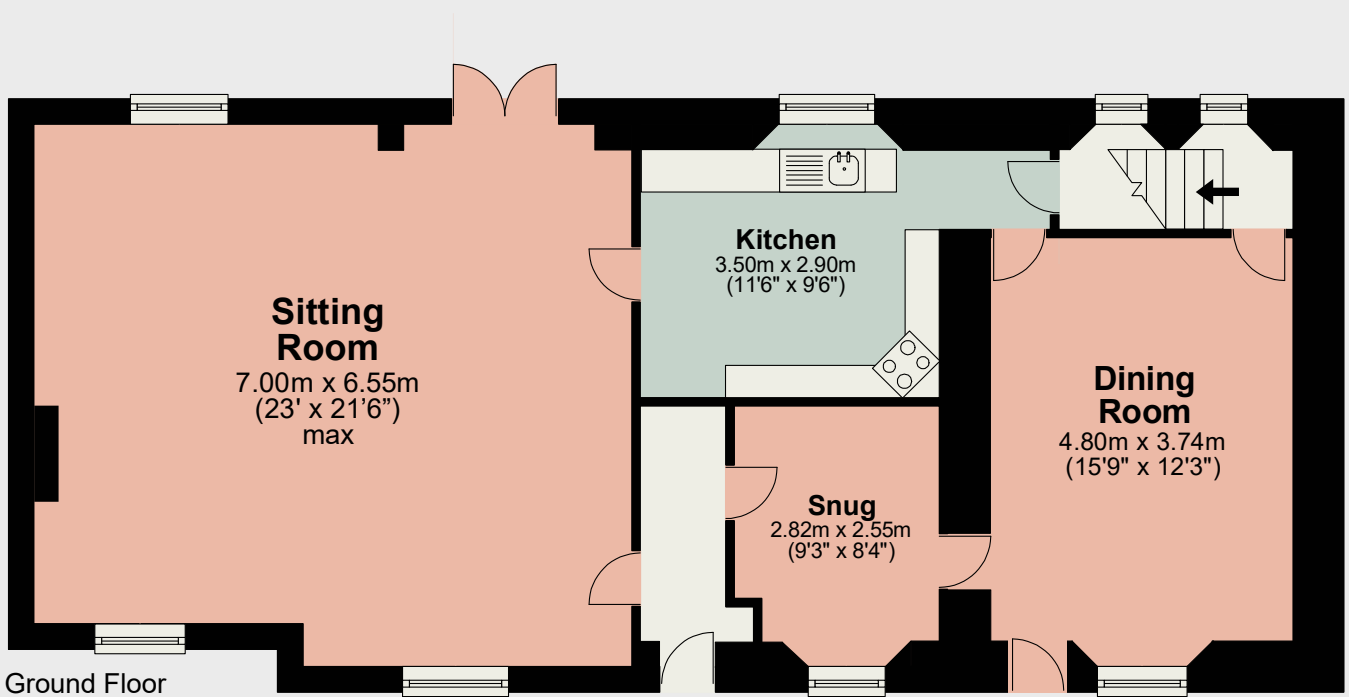
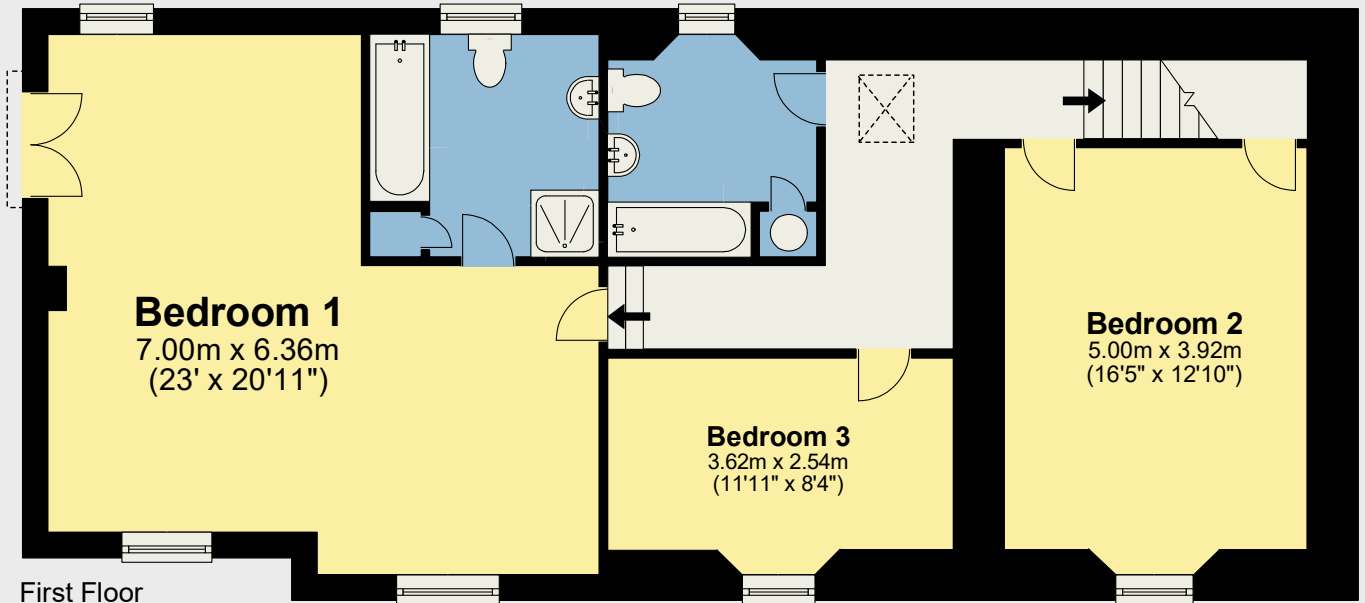
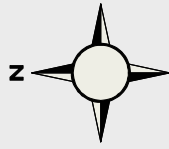
Video Walk Through If you would like to see more before arranging a viewing why not look at our wonderful walk-through video by visiting our website at www.hackney-leigh.co.uk.



Kitchen



Rear Elevation and Garden



Total area: approx. 181.6 sq. metres (1954.9 sq. feet)

For illustrative purposes only. Not to scale. REF: AM3629

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.