



**HACKNEY
& LEIGH**

Near Sawrey

£325,000

Tyan, 2 Orchard Cottages, Near Sawrey, Ambleside, Cumbria,
LA22 0JZ

Built around twelve years ago, this bright and spacious cottage style home truly is superbly placed. The entrance porch leads to the welcoming wide hallway and beyond to the dual aspect open plan kitchen/ living area with glazed double doors leading out to the peaceful patio and garden.

Quick Overview

A stylish home for locals
Attractive stone and slate finished cottage
Quiet cul de sac location
3 bedrooms and 1 bathroom
Kitchen and dining lounge
Local Occupancy Conditions apply
Walks from the doorstep
No chain
3 Private parking spaces
Standard Broadband - Openeach network



3



1



1



E



Standard
Broadband
Available



Private Parking
Space

Property Reference: AM4094



Living Room



Living Room



Kitchen



Kitchen

The kitchen is fitted with stylish wall and base units with complementary work surfaces incorporating a stainless steel sink and a half with drainer, and a breakfast bar for informal dining. Integrated appliances include a fridge freezer, a Bosch ceramic hob with extractor hood over, and a separate Bosch double oven.

The sitting area is supremely cosy with its Charnwood stove, ideal for gathering with friends and family and having space to dine whilst enjoying views to the garden through the double patio doors.

There is also a very useful cloak room/ utility on this floor making clever use of the under stair area with plumbing provision for an automatic washing machine.

Upstairs beyond the landing are three bedrooms all enjoying views to the surrounding countryside. Two are double bedrooms, one having dual aspect, whilst a third single bedroom is currently in use as a home office.

The bathroom has tiled walls and floor and a three piece suite comprising a shaped bath with shower over, and a wash hand basin and WC set within a contemporary vanity style cupboard unit. Additionally there is a heated ladder style towel rail/ radiator.

Outside is a flagged patio leading onto a lawned area - lovely and peaceful, the ideal spot for that morning coffee, or perhaps a glass of something cool at the end of the day. There is a parking space to the front, and two further spaces on the driveway.

The property is subject to a local occupancy condition which can be viewed on the Lake District National Park website (ref 7/2011/5699) or obtained from our Ambleside office. Essentially, Tyan must be the occupiers only or principle home and must be lived in for more than 6 months in every 12. The occupier must have a local connection, eg they must have worked in the locality for 6 months, lived in the locality for the previous 3 years or have a need to live in the locality.

Accommodation (with approximate dimensions)

Entrance Porch

Hallway

Open Plan Living Area 26' 9" x 16' 6" (8.15m x 5.03m)

Kitchen/Dining Area

Sitting Area

Cloakroom/ Utility

First Floor

Landing

Bedroom 1 16' 6" x 9' 6" (5.03m x 2.9m)

Bedroom 2 10' 2" x 8' 10" (3.1m x 2.69m)

Bedroom 3/Study 9' 6" x 6' 4" (2.9m x 1.93m)

Bathroom

Property Information

Tenure Freehold.

Council Tax Westmorland and Furness District Council - Band D

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

Broadband Standard Broadband available - Openreach network.

Mobile O2 likely service. EE, Three and Vodafone limited.

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

Directions Leave Ambleside on the A593 as if heading towards Coniston but turn left after approximately one mile at Clappersgate over the bridge signposted for Hawkshead. Continue through Hawkshead bearing left at the T junction signposted towards the ferry as well as Near and Far Sawrey. Follow the road which skirts the eastern shore of Esthwaite Water and on reaching Near Sawrey take the right hand turn immediately after Ees Wyke Country House Hotel. Continue down this road turning left through the private gateway for Orchard Cottages, Tyan being the middle cottage. There is parking directly in front of the cottage.

What3Words ///disposing.statue.impresses

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

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 (inc. 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

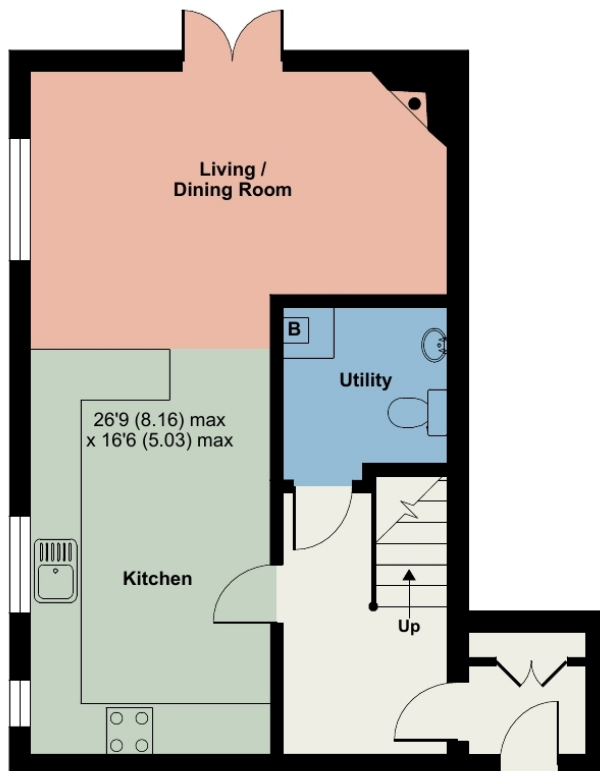


Garden

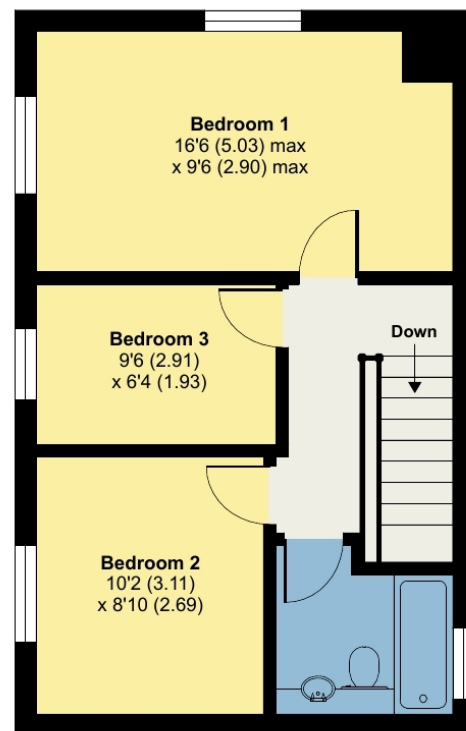
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Approximate Area = 917 sq ft / 85.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1230623

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