



## Near Sawrey

£325,000

Tyan, 2 Orchard Cottages, Near Sawrey, Ambleside, 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 Lakeland home for locals
- Private garden and patio seating area
- Quiet cul de sac location
- 3 bedrooms and 1 bathroom
- Kitchen and dining lounge
- Occupancy conditions apply
- Walks from the doorstep
- No chain
- 3 Private parking spaces

Standard Broadband - Openreach network



3



1



1



E



Standard  
Broadband  
Available



Parking for 3  
Vehicles

Property Reference: AM4094



Kitchen



Living Room



Living Room



Garden and Patio Seating Area

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.

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.

Note: The locality is The Lake District National Park.

### 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.

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Bedroom 1



Bathroom



Garden

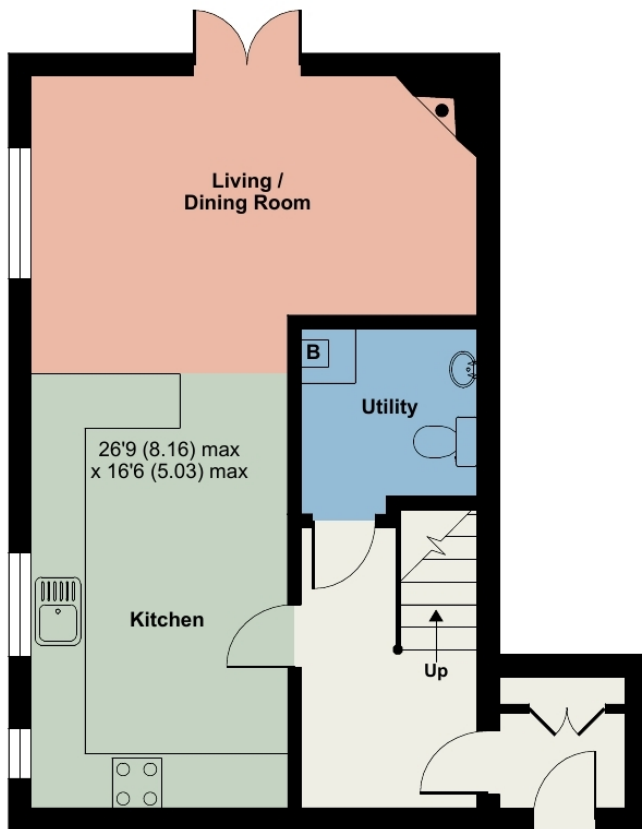


View

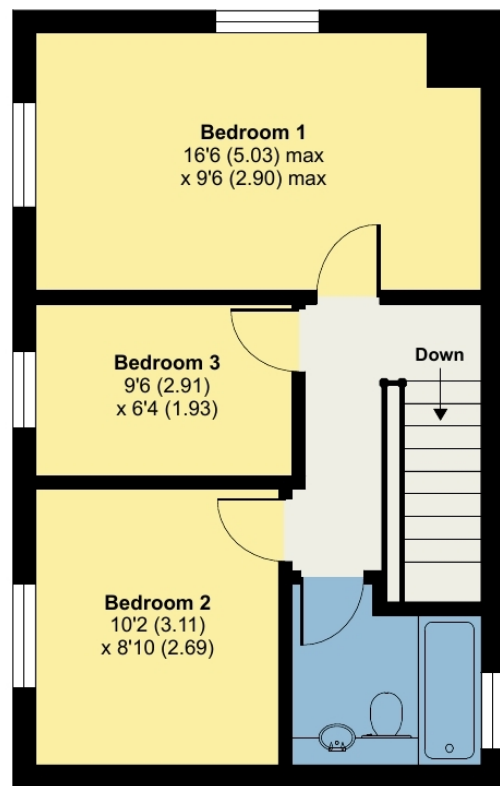
# Tyan, Orchard Cottages, Near Sawrey, Ambleside, LA22

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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1230623

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