



Pepperyeat

Far Sawrey, Ambleside, LA22 0LH

Guide Price £650,000

Pepperyeat

Far Sawrey, Ambleside

Pepperyeat is a quintessential Lakeland character property. A well proportioned semi detached property presently offering three reception rooms and four bedrooms within this period cottage. The property has a wealth of original character features including flag floors, oak panelling and oak beams. A versatile property which could easily extend the kitchen into the adjoining snug to create a lovely kitchen/diner. Suitable for a variety of buyers whether as a second home, holiday let or main residence. It has that cosy homely feel with front and rear gardens and lovely west facing country views to the rear and area to create private parking.

Enjoying a superb position located in the village of Far Sawrey close to the western shores of Lake Windermere and the ferry which crosses the Lake to Bowness-on-Windermere. Far Sawrey is a small Lakeland village with a public house/hotel and Church. Only a short distance away is the highly popular conservation village of Hawkshead and the busy market town of Ambleside offering a wider variety of amenities only 5 miles away. Far Sawrey is situated 1 mile away from the former home of Beatrix Potter at Hill Top Farm and less than a mile to Lake Windermere.



Accommodation

Open pitched porch with glazed front door leading into:

Hallway

Beautiful characterful wide hallway with original flagged floor, oak panelling and oak beams. Open staircase with under stair cupboard with cylinder and cloaks area.

Kitchen

11'11 x 6'7 (3.63m x 2.29m)

There is a basic selection of wall and base units with 1.5 stainless steel sink and mixer tap. Electric point for plumbing and washing machine. Original exposed beams, oak panelling and window lintels. An attractive view over the garden towards the surrounding country side.

Living Room

17'1 x 14'4 (5.21m x 4.36m)

Generous proportion and quirky 'L' shaped room with large feature fire place with multi fuel stove, stone lintel and surround. Feature flag floor, attractive dual aspect room, original spice cupboard, exposed beams and panelling. Rear glazed patio doors opening up to a stunning well stocked garden and country views.

Snug

11'11 x 9'9 (3.64m x 2.97m)

Dual aspect room with original cast iron fire and surround. Original exposed beams and oak panelling, night storage heater which could potentially be knocked through into the kitchen.



Rear Dining Room

10'3 x 9'8 (3.12m x 2.95m)

Dual aspect room, rear glazed door, night storage heater and quarry tiled floor. Useful storage cupboard and concealed consumer unit. The room benefits from lovely views over the garden towards Coniston Old Man. Rear glazed door.

Half Landing with Bathroom

Three piece white suite comprising of panelled bath with shower attachment, WC and pedestal wash hand basin. Part wall tiled with electric light/shaving point, Dimplex electric wall heater and lovely fell and country views.

First Floor Landing

Velux window, eaves storage and night storage heater. Separate WC with wash hands basin. Leading to:

Front Bedroom One

11'0 x 9'11 (3.35m x 3.01m)

Double room with original oak panelling and crook beams.

Front Bedroom Two

12'4 x 10'7 (3.75m x 3.22m)

Attractive dual aspect double room with partial exposed beams and panelling. Night storage heater and views of the Church.



Bedroom Three

17'7 x 7'11 (5.35m x 2.41m)

Good sized twin room with exposed crook beams, built in small wardrobe with windows to the front and rear. Lovely views over the garden facing the surrounding country side.

Rear Bedroom Four

8'1 x 7'4 (2.46m x 2.23m)

Good sized single room with views over the garden.

Outside

To the front there is a small shrubbed area, whilst to the rear is a delightful patio, raised garden and an additional patio bordering open country side with beautiful panoramic views towards Coniston Old Man and additional Lakeland fells with a well established selection of plants, shrubs and bushes. Area for private parking.

Services

Mains water, electric, & mains drainage. Night storage heaters.

Directions

On entering the village of Far Sawrey from the North (Hawkshead) take the first right prior to The Sawrey Hotel and continue down the lane for approximately 100m, the property can be found immediately on the right hand side.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

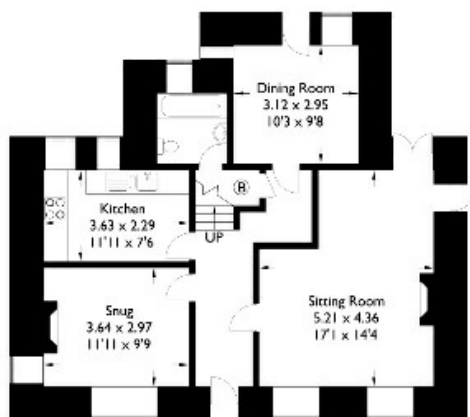
E

Pepperyeat

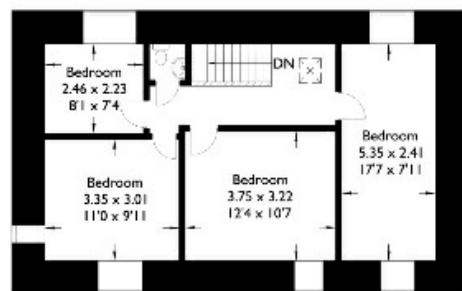
Approximate Gross Internal Area : 118.70 sq m / 1277.67 sq ft

Garage : 46.00 sq m / 495.13 sq ft

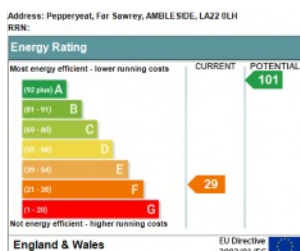
Total : 164.70 sq m / 1772.81 sq ft



Ground Floor



First Floor



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.