



Sawmill Cottage

Hawkshead, Ambleside, LA22 0PL

Guide Price £750,000



SAWMILL COTTAGE

HAWKSHEAD, AMBLESIDE

Sawmill Cottage is a wonderful, unique and highly versatile four bedroom property which has been sympathetically modernised over the years providing an abundance of original characterful features which are complimented by contemporary fittings and appointments.

The first floor consists of a superb light and airy living space with three double bedrooms and two bathrooms. Whilst the lower ground floor provides highly flexible living space, this could be used as a separate apartment for friends and family or for additional accommodation. Comprising of a delightful kitchen/living space, double bedroom, dressing room and bathroom with private entrance and separate garden.

There is added potential to extend the accommodation into attached garage and store rooms, or convert these outbuildings into a granny flat, guest suite, office or studio. Previously planning consent has been granted on the outbuildings for a two bed cottage, subject to Local Occupancy Restriction. Planning reference 7/2006/5540.

The property benefits from generous parking, enclosed manageable garden and feature pond all with attractive country views.

The property will suit a variety of buyers whether as a main residence, second home or holiday rental. A Local letting agent has advised the property could generate an income of circa £80,000.

Nestled only a short distance away on the edge and being a short walk from the popular Lakeland village of Hawkshead, Sawmill Cottage is conveniently positioned for all village amenities whilst the popular villages of Ambleside and Coniston are only a 10 minute drive away. Tarn Hows beauty spot is only a short walk away amongst many others.



Accommodation

Fully glazed door. Leading into;

Vestibule

Providing useful cloaks and boot storage area with slate tiled floor leading to;

Sun Room/Dining Area

24'6 x 14'4 (7.47m x 4.37m)

Bright glazed room with slate floor and attractive garden views.

Kitchen/Diner

14'3 x 12'6 (4.35m x 3.81m)

A beautiful dual aspect room with vaulted ceiling and exposed beams. A quality fitted kitchen by English Hardwood Design providing an excellent selection of wall and base units. One and a half bowl stainless steel sink unit with mixer tap. Slate work tops and oak breakfast bar. Gas cooker point. Integrated appliances include dishwasher and fridge/freezer. Part wall tiled. Window provider/light. Roof light.

Sitting Room

20'4 x 13'11 (6.2m x 4.24m)

A superb modern triple aspect room with feature vaulted ceiling with original exposed beams. Shutters to windows. Two built-in wall cupboards. Substantial fireplace with multi fuel stove set on a slate hearth. External, part glazed, door leading to lower car parking area. Polished wood floor and surround sound.



Bathroom

9'2 x 7'7 (2.8m x 2.31m)

Attractive three piece white suite comprising of duo panelled bath with shower over, WC and wash hand basin. Half panelled painted walls. Heated towel rail, electric shaver point and extractor.

Bedroom One

14' x 11'4 (4.27m x 3.45m)

Spacious double dual aspect room with shuttered windows. Attractive country views towards Latterbarrow. Exposed floor boards.



En-Suite Shower Room

7'8 x 5'10 (2.34m x 1.78m)

Modern white three piece suite comprising of double shower, WC, wash hand bowl with mono tap sat on a slate top with two storage cupboards under. Tiled walls and large fitted mirror. Extractor and heated towel rail. Painted pine panelled walls and floorboards.

Bedroom Two

14'9 x 12'2 (4.5m x 3.7m)

Double room with south facing window with shutters. Cast iron fire surround on a slate hearth. Exposed floor boards.

Study

7'10 x 5'7 (2.39m x 1.7m)

South facing window and exposed floor boards. Telephone point and fitted desk.

Bedroom Three

10'11 x 10'6 (3.33m x 3.2m)

Double room with original leaded window. Cast iron fire surround on a slate hearth. Exposed floor boards.



Enclosed Staircase

13'1 x 3'7 (3.99m x 1.1m)

Staircase, with built-in storage cupboards, leading to lower ground floor.

Lower Ground Floor

Living/Dining Kitchen

17'8 x 14'6 (5.38m x 4.42m)

An excellent multi purpose dual aspect room with a fully fitted kitchen with a quality selection of wall and base units with slate work top. One and a half bowl stainless steel sink with mixer tap. A range of integral appliances including dishwasher, fridge, four ring electric hob, electric oven and extractor. Fitted dresser in Living area. Oak flooring and exposed beams. TV point. South facing with shutters. Door leading to parking spaces. Glazed door leading to lower garden area. Under floor heating not connected.



Bedroom Four

20'3" x 10' (6.17m x 3.05m)

Spacious double room with Oak flooring, under floor heating not connected. Beamed ceiling.



Hall/Dressing Room

13'11 x 11'6 (4.24m x 3.5m)

With two built-in wardrobes with censored lighting. Under stairs cupboard. Oak flooring with under floor heating disconnected. Beamed ceiling.

Shower Room

9'5 x 5'3 (2.87m x 1.6m)

Contemporary three piece suite comprising of a large shower cubicle, wash hand basin and WC. Fully tiled floor and walls. Heated towel rail, extractor and electric shaver point.

Garage

17'9 x 13'9 (5.4m x 4.2m)

Twin doors leading into a spacious attached garage.

Store One

18'4 x 8' (5.59m x 2.44m)

Store Two

18'4 x 4'4 (5.59m x 1.32m)

The two stores are divided by a partition wall. With two/three parking spaces adjacent to the road.

Outbuilding

4'11 x 3'7 (1.5m x 1.1m)

Access from the lower ground floor and rear garden area. Stone built attached to the house. Pitched slated roof with roof light. Solar panel equipment. Plumbing for washing machine, central heating radiator and wash hand basin.

Boiler Room

4'11 x 3'7 (1.5m x 1.1m)

Attached to the utility room and of similar construction. Contains a domestic gas fired boiler.



Outside

Approached via private gated drive with private parking for two/three vehicles plus additional parking for a further two vehicles. Delightful split level manageable gardens and grounds, include an enclosed lawn with a variety of well established shrubs and bushes. Steps leading up to a substantial former mill pond with lovely panoramic country views.

Services

Mains electricity, gas and water. Private septic tank drainage system. Gas fired central heating. The cottage is well insulated and has solar water heating system, please note this is not connected. CCTV

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

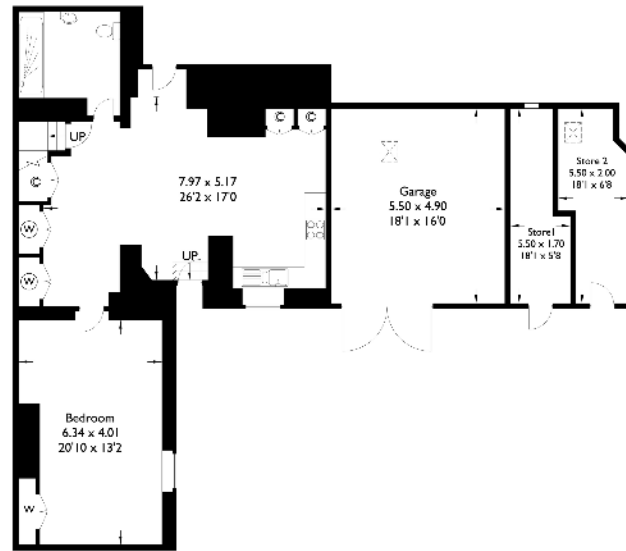
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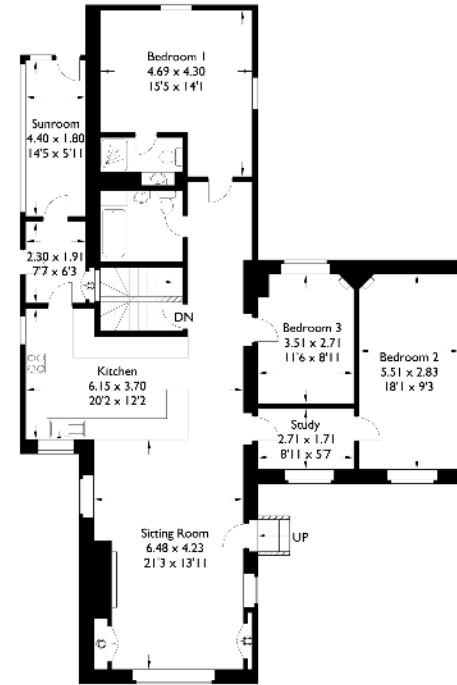
Approximate Gross Internal Area : 235.29 sq m / 2532.64 sq ft

Garage : 26.95 sq m / 290.08 sq ft

Total : 262.24 sq m / 2822.72 sq ft

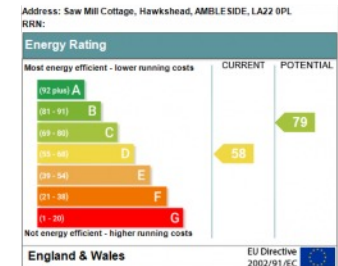


Lower Ground Floor



Ground 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.

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