



Windermere House, Sawrey Knotts

Far Sawrey, Ambleside LA22 0LG

Guide Price £500,000

Windermere House

Far Sawrey

A beautiful two bedroom, two bathroom detached cottage which has been expertly and sympathetically modernised and refurbished by the present owners in recent years, creating a stunning property with a delightful combination of traditional features such as high vaulted ceilings with exposed painted beams and modern fittings and appointments. Recent improvements also include full double glazing, new log burner and attractive white wooden shutters throughout.

The property provides spacious and well planned accommodation being an upside down property taking advantage of the far reaching views from the stunning open plan living/kitchen/diner which is flooded with natural light. It has a feature vaulted ceiling and beautiful dual aspect, enjoying beautiful views to Lake Windermere. The lower ground floor has two attractive en-suite bedrooms with direct access to the private garden.

Windermere House was developed around 2003 from a former coach house within the grounds of Sawrey Knotts, creating numerous apartments and cottages of which Windermere House is one.

The property will suit a variety of buyers whether it is a fine second home or could be equally suited as a holiday letting property. Its estimated it could generate circa £42,000 pa.

Sawrey Knotts is situated above the village of Far Sawrey, close to the west shore of Lake Windermere and the ferry which crosses the Lake to Bowness on Windermere and connecting roads to Kendal and the M6. Far Sawrey is a small Lakeland village containing the popular pub and hotel, The Cuckoo Brow Inn, just 300 yards away from the cottage. The conservation village of Hawkshead and the vibrant market town of Ambleside with its wide choice of restaurants and shops are a short drive away. There are numerous walks accessible from the doorstep including Moss Eccles Tarn, Hill Top and the shore of Lake Windermere is only half a mile away.





Accommodation

Steps leading up to front door into vestibule which leads off to a small utility/pantry area containing a free-standing freezer. Ideal storage facility with shelving.

Glazed double doors leading up to;

Kitchen/Living/Diner

Stunning bright and airy dual aspect room with feature vaulted ceiling. The kitchen has a contemporary selection of base units and feature glazed tall display units with 1.5 stainless steel sink and mixer tap. Appliances include a four ring electric hob, electric oven, extractor, integrated fridge and dishwasher. Part wall tiled with a wood effect laminate floor. The living/dining area is beautifully presented with a cosy wood burning stove set on a slate hearth and surround with a painted pine mantle. Two Dimplex electric night storage heaters. Stunning south facing views towards Lake Windermere, Grizedale and Coniston Old Man. Exposed white beams, dual fully hardwood windows with newly installed white shutters throughout.

Open banister rail leading to lower ground floor accommodation.



Lower ground floor

Hallway leading to;

Bedroom One

Light and spacious L shaped double room with fitted white shutters concealing double glazed patio doors leading to the garden. Highly useful under stair cupboard providing super storage facility including cylinder tank. Dimplex night storage heater.

Ensuite

White three piece suite comprising of corner shower cubicle, vanity wash hand basin and WC. Fully floor and wall tiled with electric shaving point, extractor fan and chrome heated towel rail.



Bedroom Two

Tastefully presented twin room with built in wardrobe. Additional cupboard provides an excellent storage facility for owner contents plus concealing the consumer unit and electric fuse box. Dimplex night storage heater.

Ensuite

Luxury white three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and WC. Fully floor and wall tiled with chrome heated towel rail, extractor fan and electric shaver point.





Outside

Windermere House benefits from its own private enclosed garden which is a combination of split level gravel and paved terrace to steps leading down. Planted selection of shrubs and bushes. Delightful south facing sunny aspect with views towards Lake Windermere. Private store to the rear with private designated parking space to the front within the communal parking area.

Services

Mains electric, water and drainage connected.

Tenure

Leasehold 999 years from 2002. The Management Company, Sawrey Knotts Limited, is owned equally by all nine property owners. Current annual service charge: circa £3,500 pa including ground rent and sinking fund.

Council Tax Band

C

Broadband

Superfast download speed of 59 Mbps and upload speed of 12 Mbps as per the Ofcom website.

Directions

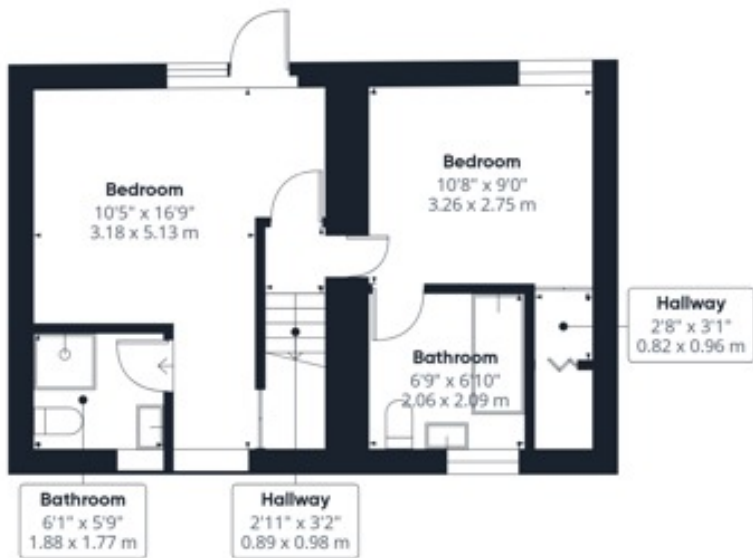
Travelling to Far Sawrey from the North, as you approach the village follow the road to the ferry. After approximately 400 yards there is a gate post and an opening to Sawrey Knotts on the left hand side. The drive will take you up to the main house and the cottage is on the left.

What3words

///shiver.captions.townhouse

Please Note: To avoid confusion, historically Windermere House has also been called Knott Cottage.





Floor 0



Floor 1

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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.