



Tower Cottage

Far Sawrey, Ambleside, Cumbria LA22 0LW

Guide Price £575,000

Tower Cottage

Far Sawrey, Cumbria

A prominently positioned two bedroom, two bathroom, Freehold detached Lakeland stone faced property. Enviably positioned in an elevated location with amazing panoramic fell, country and lake views. Tower Cottage was developed around 2003 from a former coach house within the grounds of Sawrey Knotts, creating numerous apartments and cottages of which Tower Cottage is one.

The property provides spacious and well planned accommodation with the property taking advantage of the beautiful far reaching views from all the principle rooms. Improved over the years by the current owners who have used quality materials such as granite work tops, bespoke kitchen, high quality bathrooms etc. The ground floor rooms enjoy exposed beams, whilst there are exposed Lakeland stone walls in two of the rooms. Assisting to provide a lovely combination of original features and modern appointments. The property has a delightful south facing aspect, enjoying beautiful views towards Lake Windermere. With parking and low maintenance outside space, predominantly being the superb patio/balcony. The property is currently a successful holiday let with Coppermine's and **generates circa £20,000**. It's being sold with all forward bookings and majority of contents, except personal items. Equally it will suit a variety of buyers whether it is a fine second home or main residence.

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.



Accommodation

Steps leading up to stable front door. Leading to;



Kitchen/Diner

A light and airy dual aspect room with feature bay window and window seat giving stunning panoramic views towards Lake Windermere and Gummerys Howe. A bespoke selection of solid oak wall and base units with granite worktop, 1.5 stainless steel sink unit with mixer tap. Appliances include four ring electric hob, electric double oven with extractor. Integrated fridge/freezer washer/dryer and dishwasher. Lovely exposed beams and stone floor. Concealed Worcester oil fired central heating. Rear hallway with useful cupboard.

Shower Room

Lovely white three piece suite, comprising of corner shower cubicle, pedestal wash hand basin and WC. Fully floor and wall tiled with heated towel rail. Illuminated mirror.



Lounge

Characterful triple aspect room with stunning views over the countryside and towards Grizedale Forest. Feature exposed Lakeland stone chimney breast with multi fuel stove. Exposed beams, window seat and TV point. Open staircase.

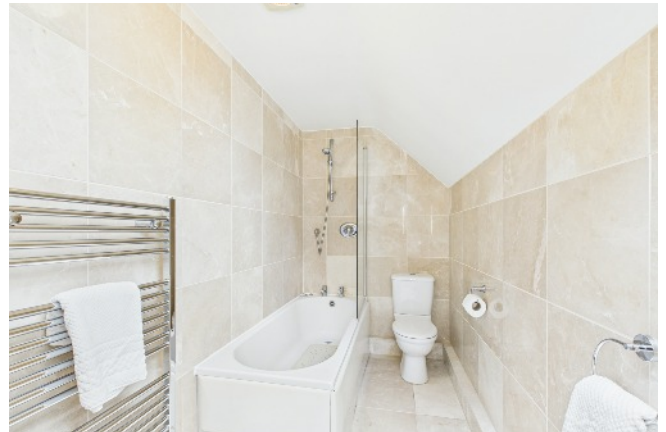
First Floor

Bedroom One

Attractive double dual aspect room with dormer window giving stunning far reaching views over the adjacent countryside towards Gummerys Howe and Lake Windermere.

En Suite

Three piece white suite comprising of a panelled bath with shower over, pedestal wash hand basin and WC. Fully floor and wall tiled with heated towel rail and extractor.



Bedroom Two

L shaped dual aspect double room with corner chimney breast and feature stove (non functional). Partial exposed Lakeland stone wall. Magnificent views towards Gummerys How, Lake Windermere and the surrounding countryside.

Private WC

With pedestal wash hand basin & WC Fully floor and wall tiled with illuminated mirror.

Outside

Approached via a shared private drive leading to parking for two vehicles. A small selection of natural garden to the side and rear of the property. Substantial decking with outstanding far reaching fell and country views.

Services

Mains electric, water and drainage connected. Oil fired central heating.

Tenure

Freehold.

Rateable value

£2400. Amount payable £1,197. Small business relief maybe applicable.



Directions

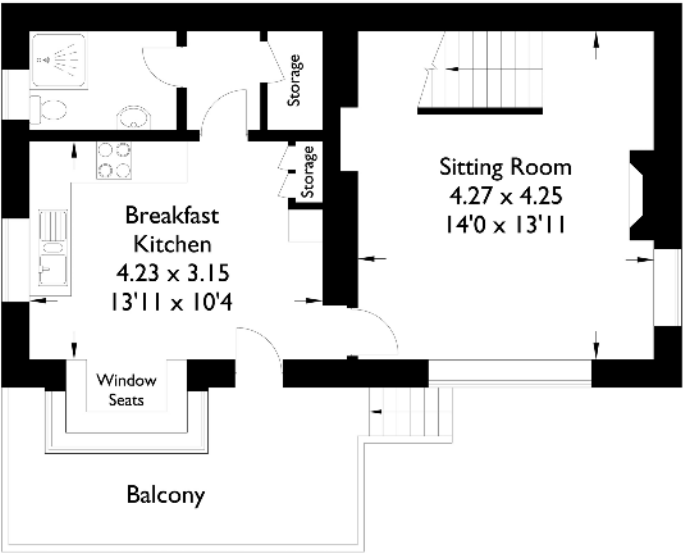
Travelling to Far Sawrey from the North, as you approach the village follow the road to the ferry. After approximately 400 yards there is a gate post and an opening to Sawrey Knotts on the left hand side. Continue up the the drive, veer right and proceed up behind Sawrey Knotts to Tower Cottage.

What3words

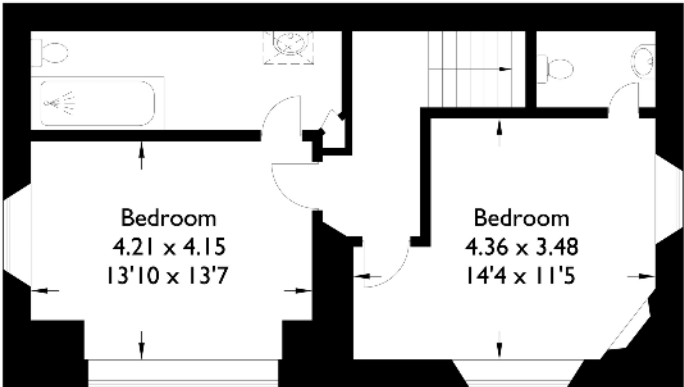
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Approximate Gross Internal Area : 86.08 sq m / 926.55 sq ft
Total : 86.08 sq m / 926.55 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	26 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.