



# Springwell

Near Sawrey, Ambleside, LA22 0LB

Guide Price £550,000

# Springwell

## Near Sawrey, Ambleside

Springwell Cottage is a delightful two bedroom, two bathroom traditional Lakeland end of terrace property. Attractively presented and deceptively well proportioned the property has been well maintained offering modern appointments combined with traditional features.

Positioned in a quiet setting with attractive front and side garden. Whilst to the rear is an extensive and attractive wild garden with vehicular access. With detached garage and potting shed.

A well established holiday let, generating an annual income of £00,000. Currently let with Cottages.com. Being sold with all forward bookings and majority of contents, some of the antiques are available subject to additional negotiation.

Set in the delightful hamlet of Near Sawrey, close to the village of Hawkshead in the heart of the National Park. The village is famous for its connections to the children's author Beatrix Potter, who lived nearby at Hill Top for many years. There is a village pub with a wider range of amenities, shops and highly regarded primary school at nearby Hawkshead. There are endless fell and country walks from the door step.



## Accommodation

Open slate porch with front door leading into:



## Living room

Attractive and cosy dual aspect room with partial quarry tiled floor and majority exposed oak floor. Feature Ingle fireplace, with slate hearth. Twin spice/salt cupboards, TV point, feature window seat overlooking the front garden.



## Hallway

Oak flooring with useful storage cupboard.

## Kitchen

Basic selection of wall and base units with worktops. Stainless steel sink unit and mixer tap, cooker point with extractor hood, integrated fridge/freezer and dishwasher with tiled hearth. Rear glazed stable door. Access to;

## Boiler/Utility room

Steps leading down. With plumbing for washing machine, Worcester oil fired central heating boiler and consumer unit.



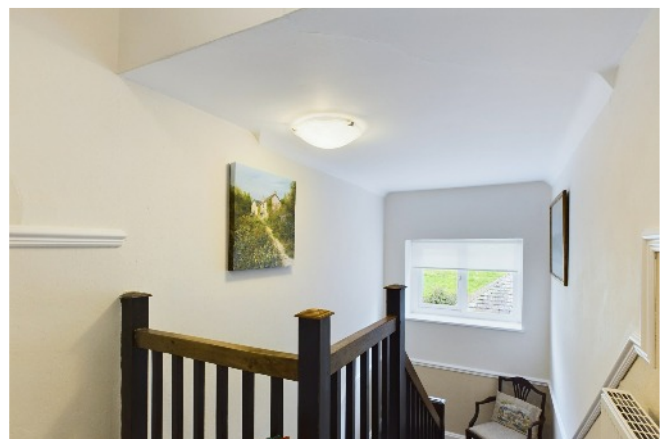
## Dining room

Attractive room with exposed oak flooring, original cast iron fire surround. Lovely view over the garden.



## First Floor Landing

Wide landing with Loft hatch.



### Bedroom One

Beautiful and well proportioned double dual aspect room with original inset cast iron fire surround. Delightful views over the garden towards Grizedale forest. TV point.



### Bedroom Two

Attractive double room with original inset cast iron fire surround. Dormer window with a delightful view of the garden.



### Bathroom

Four piece white suite comprising of claw foot bath with shower attachment, pedestal wash hand basin, WC, corner shower cubicle, partially wall tiled and fully floor tiled. Airing cupboard housing the pressurised cylinder.



### Outside

The property is approached by private gated graveled drive with generous parking facility for at least half a dozen vehicles. Detached garage and potting shed with mezzanine providing useful storage facility. Outside WC with wash hand basin.

The property enjoys a lovely front patio along with extensive side and rear garden. With a selection of shrubs and bushes. The rear of the property enjoys attractive woodlands for a meadow with a ray of wild flowers. Vehicular and pedestrian access back on the principle road through Hawkshead.





### **Tenure**

Freehold.

### **Services**

Mains water, electric and Drainage. Oil fired central heating.

### **Directions**

What3words///tasks.warthog.faces

### **Rateable Value**

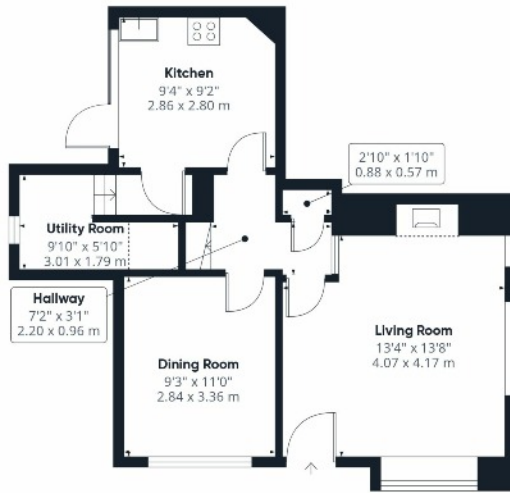
£2,400.00. Actual amount payable £1,197.06

This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333

### **Broadband**

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)





Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**  
 911 ft<sup>2</sup>  
 84.6 m<sup>2</sup>

**Reduced headroom**  
 42 ft<sup>2</sup>  
 3.9 m<sup>2</sup>

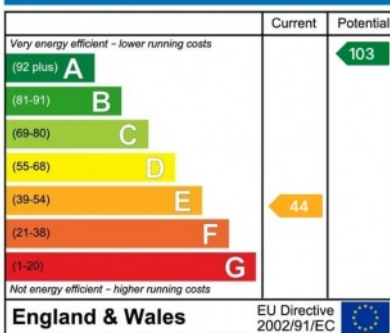
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**



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.

