



Sunnyside

Near Sawrey, Ambleside, LA22 0LB

Guide Price £525,000

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Near Sawrey, Ambleside

Sunnyside Cottage is a delightful two bedroom, one 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 manageable front and rear garden. The rear garden has a highly useful stone building with external WC. Behind the store is a reasonable size plot where a garage could subject to planning be constructed. With attractive country views and generous parking for numerous vehicles.

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 Inglenook fireplace with slate hearth. Twin spice/salt cupboards, picture rail and shelf and 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. Linoleum flooring and 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, dado rail and 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.



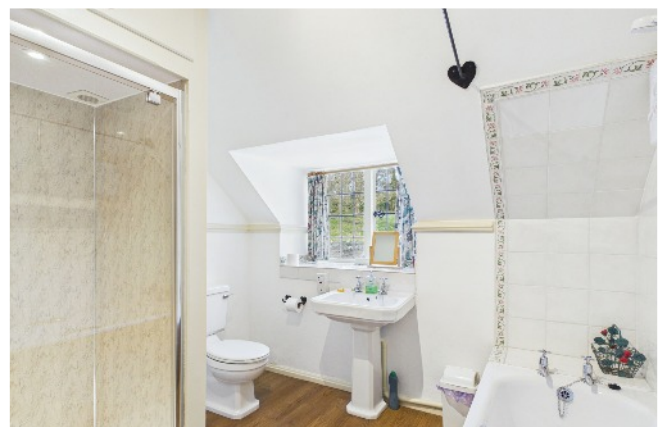
Bathroom

Three piece white suite comprising of pannelled bath, corner shower cubicle , pedestal wash hand basin and WC. Partially wall tiled and wood effect floor. 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. Potting shed. 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.

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

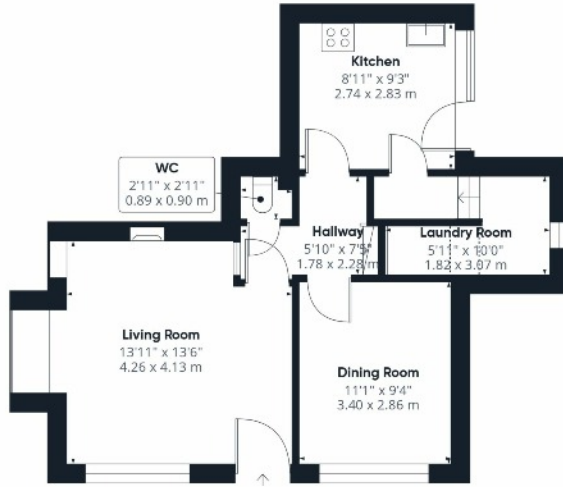
Broadband

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

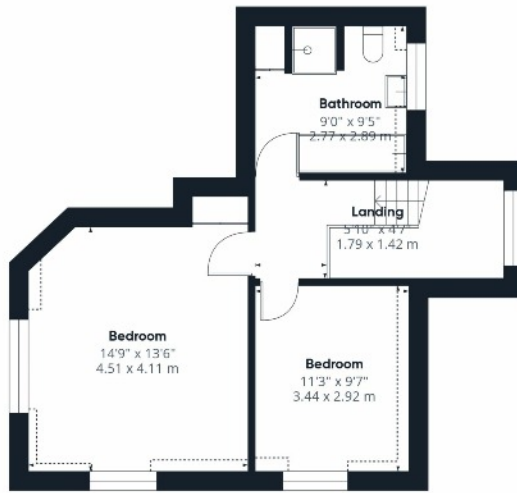
Directions

What3words///frog.locals.imperious





Floor 0 Building 1



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Approximate total area⁽¹⁾

914 ft²
84.9 m²

Reduced headroom

63 ft²
5.8 m²

(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

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 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.

