



# 1 Town End Cottages

Far Sawrey, Ambleside, LA22 0LH

Guide Price: £700,000

MATTHEWS  
BENJAMIN



# 1 TOWN END COTTAGES

FAR SAWREY, AMBLESIDE

A spacious and highly versatile traditional 6-bedroom quintessential, Grade II listed Lakeland property in a wonderful rural location. The accommodation is split between the main cottage with 3 or 4 bedrooms enjoying an abundance of original character features including exposed beams and flag floors, with the highly useful adjoining 3-bedroom annexe. The principle accommodation may benefit from some modernisation, however the annexe has been upgraded in recent years. The flexible accommodation has both separate external as well as internal access, which is divided on the ground floor by the highly useful garage/ workshop.

The property enjoys a superb position located in the quiet village of Far Sawrey close to the western shores of Lake Windermere and the ferry which crosses the Lake to Bowness on Windermere.

Town End is situated on an attractively sized plot, with a private gated raised garden to the front and a patio/terrace to the rear which are certainly very manageable. It enjoys fabulous far-reaching views to the rear over the adjoining countryside.

The property will suit a variety of buyers whether as a main residence/retirement property or holiday property.

Far Sawrey is a small Lakeland village with a public house/hotel and Church while only a short distance away is the highly popular conservation village of Hawkshead and the busy market town of Ambleside offering a wider variety of amenities only 5 miles away. Far Sawrey is situated 1 mile away from the former home of Beatrix Potter at Hill Top Farm and less than a mile to Lake Windermere.



## ACCOMMODATION

Wooden painted front door into enclosed porch with slim dual aspect windows and two slate sills.

Internal glazed door leading into;

## LIVING ROOM

Original features creating a characterful room with exposed beams, open fire place and slate window seat. Partially flagged floor, recessed cupboards and shelves. Concealed consumer unit and electric meters. Sliding door leading through to:

## KITCHEN

Galley style kitchen which is divided between two rooms with a bespoke pine fronted selection of base units and stainless steel sink unit with mixer tap. Four ring electric hob and double oven and grill. Part wall tiled with polished slate tiled work surfaces. Stunning views over the adjacent countryside. In the secondary part there is an additional sink and integrated fridge. Original exposed beams.

## PANTRY

Highly useful corner pantry with shelving and flagged floor.

## INNER REAR HALLWAY:

With rear glazed door giving access to the rear terrace.

## SHOWER ROOM

Three piece white suite comprising of corner shower cubicle, wash hand basin and WC. Electric heated towel rail and extractor.

## DINING ROOM

Exposed pine beams. Dual access from rear hallway and living room. Wonderful views over the front garden, with deep window sill and internal access into the barn/garage.

From the Sitting Room is a Hallway with original staircase and low window leading upto;



## FIRST FLOOR

### LANDING

Useful airing cupboard with shelving. A lovely seating area with stunning views over the rear countryside.

### SEPARATE WC

WC and corner wash hand basin. Great open view at the rear of the countryside. Exposed crook beam.

### OFFICE

Cosy room that would make an ideal study area with great views over the front garden. Fitted shelves.

### FRONT BEDROOM ONE

A lovely feature vaulted ceiling with exposed beams and crook frame. Delightful view over the front gardens towards Church. Built in wardrobe.

### FRONT BEDROOM TWO

Small double room with substantial built in wardrobe. Concealed Mega-flow cylinder.

### HOUSE BATHROOM

Two piece suite comprising of paneled bath, vanity wash hand basin and heated towel rail. Exposed crook beams and stunning views over the adjoining countryside.

### INNER HALLWAY

With useful storage cupboard and eaves storage. Exposed beam whilst also first floor access into the Annexe.

### BEDROOM THREE

Double bedroom with exposed and crook beams. Velux window.



## ANNEXE

Front glazed door with slate flag floor and double glazed doors leading through to:

## KITCHEN DINER

A well proportioned room with polished slate floor, bespoke pine fronted base units with 1.5 stainless steel sink unit and mixer tap. Work surfaces with polished slate tiles. A fantastic view over the adjoining rear field and countryside. Exposed beams, electric cooker point and useful under stair cupboard. Concealed consumer unit.

## LIVING ROOM

Generously proportioned dual aspect room with feature window seats, large exposed fire with feature Lakeland stone chimney breast and exposed beams.

## FIRST FLOOR

## SEPARATE WC

WC with wash hand basin.

## BATHROOM

Two piece suite comprising of paneled bath, pedestal wash hand basin, heated towel rail and exposed beam.

## HALLWAY

Built in airing cupboard and shelving.

## FRONT BEDROOM ONE

Attractive dual aspect room with polished slate windowsill and lovely views toward the Church. Fitted dresser and built in wardrobe.

## REAR BEDROOM TWO

A generous single dual aspect room with polished slate window sill and attractive views.

## BEDROOM

A single room with highly useful storage facility.





### OUTSIDE

The property is approached by a private paved drive allowing parking for at least two vehicles.

To the front there is an attractive split level garden with paved patio and a small selection of lawn with a delightful array of shrubs and bushes. South facing. To the rear, terrace with panoramic countryside views.

### BARN/GARAGE

Double doors, fully Lakeland flagged floor and plumbing for washing machine.

### SERVICES

Mains water, electric & mains drainage. Electric central heating.

### TENURE

Freehold. Vacant possession on completion.

### COUNCIL TAX BAND

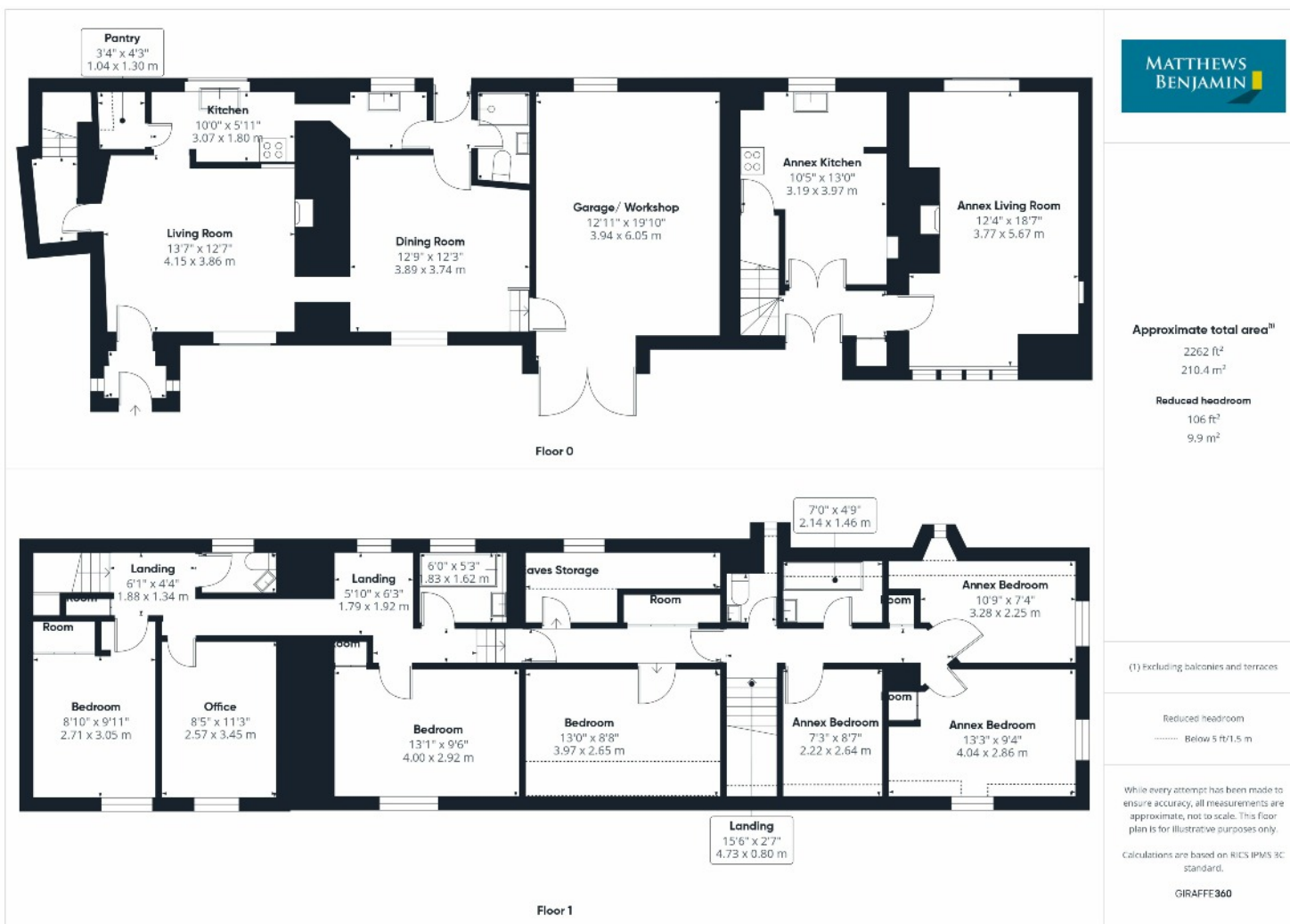
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### DIRECTIONS

On entering the village of Far Sawrey from the North (Hawkshead) take the first right prior to The Sawrey Hotel and continue down the lane for approximately 300m, the property can be found immediately on the right hand side opposite the church gate.

What3words:///hides.relief.package

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 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.

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