



Near Sawrey

£385,000

Stoney Croft, Near Sawrey, Ambleside, Cumbria, LA22 0LF

Nestled in a beautiful and quiet area this well presented 2 bedroom, 2 reception room cottage has the benefit of on road parking, private decked seating area and a useful outside store.

The property has been a very successful holiday let in the heart of the Lake District and is now ready for new owners to move in and enjoy!

Quick Overview

- Cosy Lakeland cottage
- Sitting room, dining room and kitchen
- Walks from the door step
- Close to Hawkshead village
- Successful holiday let
- Enjoying a peaceful setting
- No chain
- Ornate open fire place
- On road parking and useful outside store
- Ultrafast broadband available



2



1



1



E



Ultrafast
Broadband
Available



Roadside Parking

Property Reference: AM3990



Sitting Room



Sitting Room



Sitting Room



Dining Room

As you step inside Stoney Croft you're immediately greeted by the cosy and inviting atmosphere the cottage offers. Entering via the front door into the thoughtfully designed accommodation. The spacious sitting room with a beautiful ornate fire set on a slate hearth and a built in storage cupboard with shelving above is a cosy room to relax after a long day on the nearby fells. The dining room offers a fantastic area for enjoying meals with family and friends and provides access to the outside south facing private decking area, a real haven in the summer.

The kitchen is compact yet perfectly functional, offering everything you need to prepare delicious meals with integrated appliances of Bosch oven and Beko 4 ring hob with extractor fan over. A good range of wall and base units, laminate worksurfaces and an inset sink unit. Plus a useful under stairs storage cupboard.

To the first floor are the two double bedrooms, both being good sizes and providing a peaceful retreat at the end of busy day exploring the historical surroundings. The bathroom is modern with a 3 piece suite of vanity unit with wash basin, Mira shower over bath and WC. Tiled walls and heated towel rail.

With its charming character and comfortable layout, this house is perfect being in a sought-after location and would suit someone looking for a second home, small families looking for a home or alternatively it could be utilised as a successful holiday let as it has been previously.

Immerse yourself in the enchanting surroundings and explore the nearby attractions that inspired Beatrix Potter's beloved stories. The area is known for its natural beauty and historical significance, take leisurely walks through the conservation area, admiring the stunning landscapes and wildlife.

Don't miss out on this wonderful opportunity to own a piece of history in the Lake District National Park. Contact us today to arrange a viewing and make this charming 2 bedroom cottage your own.

Location Beautifully positioned in the pretty rural hamlet of Near Sawrey made famous by its connections with Beatrix Potter who lived at Hilltop and who featured the area, including the Tower Bank Arms, in many of her bestselling books.

A superb variety of wonderful walks and cycle routes including those to Claife Heights and The Tarns are accessible from the doorstep.

Accommodation (with approximate directions)

Sitting Room 14' x 12' 7" (4.27m x 3.84m)

Dining Room 10' 0" x 7' 2" (3.05m x 2.18m)

Kitchen 10' 5" x 6' 2" (3.18m x 1.88m)

First Floor

Bedroom 1 14' 4" x 9' 2" (4.37m x 2.79m)

Bedroom 2 10' 11" x 7' 2" (3.33m x 2.18m)

Bathroom

Outside A wonderful south facing decked sitting area with inviting aspect towards the Tower Bank Arms - a real treat when enjoying your morning coffee!

Parking On road parking immediately outside.

Store 7' 9" x 6' 9" (2.36m x 2.06m) A perfect place to store wood or bikes.

Property Information

Tenure Freehold

Services This property is connected to mains water, drainage and electric.

Business Rates This property has a rateable value of £2,025 with the amount payable to Westmorland and Furness district council being £1,010.48.

Small Business Rate Relief - May be available and is enjoyed by the current owners.

Mobile Three and O2 likely service.

5G is predicted to be available around this location from the following provider: Vodafone. Please note that this predicted 5G coverage is for outdoors only.

Broadband Ultrafast available - Openreach network.

Directions Near Sawrey is located on the B5285 which links the ferry which crosses Lake Windermere with Hawkshead and is famed as much for Hill Top ('Beatrix Potters' home) as it is for its beautiful surroundings. Travelling from Ambleside/Hawkshead Stoney Croft is just past Hilltop car park bear left before the Tower Bank Arms and the cottage is on your right a short way along.

What3words ///somebody.accompany.during

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Kitchen



Bedroom 1



Bedroom 2



Patio Area

Stoney Croft, Near Sawrey, Ambleside, LA22

Approximate Area = 619 sq ft / 57.5 sq m

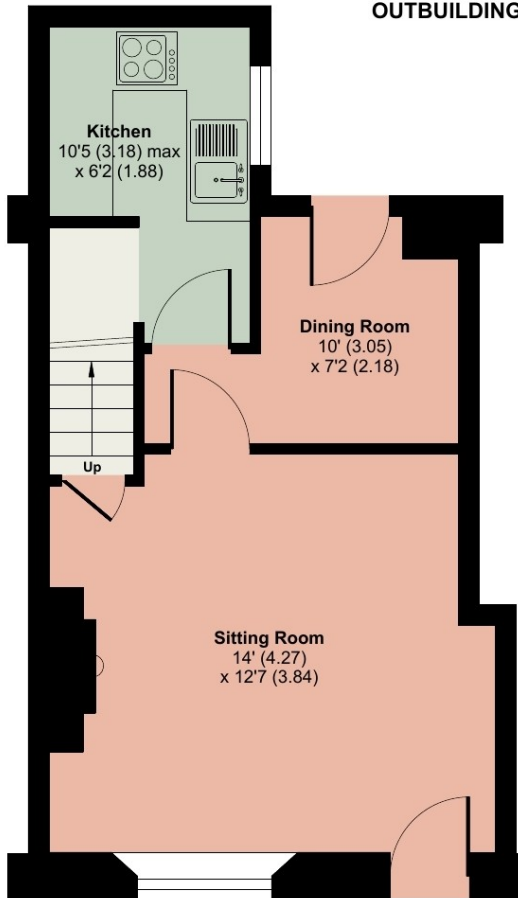
Outbuilding = 42 sq ft / 3.9 sq m

Total = 661 sq ft / 61.4 sq m

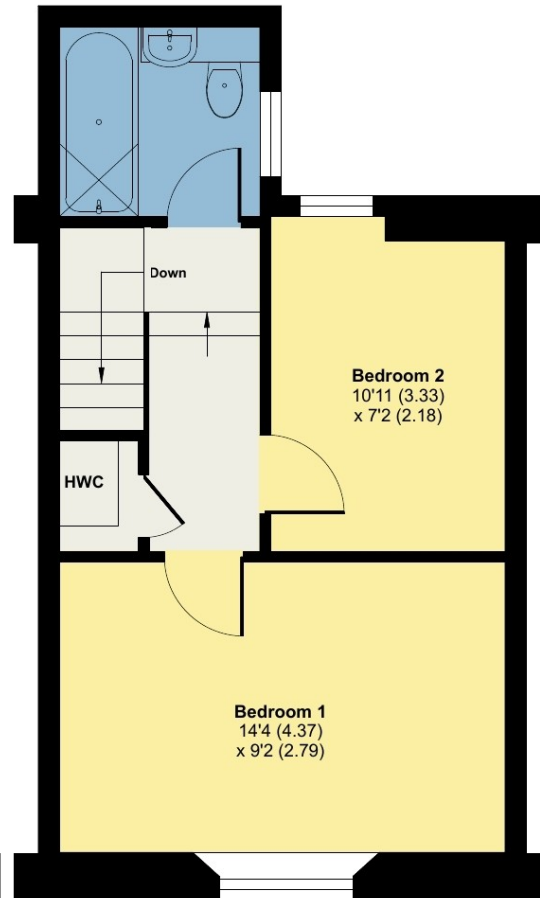
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1049199

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/02/2025.

Request a Viewing Online or Call 015394 32800



Near Sawrey

£385,000

Stoney Croft, Near Sawrey, Ambleside, Cumbria, LA22 0LF

Nestled in a beautiful and quiet area this well presented 2 bedroom, 2 reception room cottage has the benefit of on road parking, private decked seating area and a useful outside store.

The property has been a very successful holiday let in the heart of the Lake District and is now ready for new owners to move in and enjoy!

Quick Overview

- Cosy Lakeland cottage
- Sitting room, dining room and kitchen
- Walks from the door step
- Close to Hawkshead village
- Successful holiday let
- Enjoying a peaceful setting
- No chain
- Ornate open fire place
- On road parking and useful outside store
- Ultrafast broadband available



2



1



1



E



Ultrafast
Broadband
Available



Roadside Parking

Property Reference: AM3990



Sitting Room



Sitting Room



Sitting Room



Dining Room

As you step inside Stoney Croft you're immediately greeted by the cosy and inviting atmosphere the cottage offers. Entering via the front door into the thoughtfully designed accommodation. The spacious sitting room with a beautiful ornate fire set on a slate hearth and a built in storage cupboard with shelving above is a cosy room to relax after a long day on the nearby fells. The dining room offers a fantastic area for enjoying meals with family and friends and provides access to the outside south facing private decking area, a real haven in the summer.

The kitchen is compact yet perfectly functional, offering everything you need to prepare delicious meals with integrated appliances of Bosch oven and Beko 4 ring hob with extractor fan over. A good range of wall and base units, laminate worksurfaces and an inset sink unit. Plus a useful under stairs storage cupboard.

To the first floor are the two double bedrooms, both being good sizes and providing a peaceful retreat at the end of busy day exploring the historical surroundings. The bathroom is modern with a 3 piece suite of vanity unit with wash basin, Mira shower over bath and WC. Tiled walls and heated towel rail.

With its charming character and comfortable layout, this house is perfect being in a sought-after location and would suit someone looking for a second home, small families looking for a home or alternatively it could be utilised as a successful holiday let as it has been previously.

Immerse yourself in the enchanting surroundings and explore the nearby attractions that inspired Beatrix Potter's beloved stories. The area is known for its natural beauty and historical significance, take leisurely walks through the conservation area, admiring the stunning landscapes and wildlife.

Don't miss out on this wonderful opportunity to own a piece of history in the Lake District National Park. Contact us today to arrange a viewing and make this charming 2 bedroom cottage your own.

Location Beautifully positioned in the pretty rural hamlet of Near Sawrey made famous by its connections with Beatrix Potter who lived at Hilltop and who featured the area, including the Tower Bank Arms, in many of her bestselling books.

A superb variety of wonderful walks and cycle routes including those to Claife Heights and The Tarns are accessible from the doorstep.

Accommodation (with approximate directions)

Sitting Room 14' x 12' 7" (4.27m x 3.84m)

Dining Room 10' 0" x 7' 2" (3.05m x 2.18m)

Kitchen 10' 5" x 6' 2" (3.18m x 1.88m)

First Floor

Bedroom 1 14' 4" x 9' 2" (4.37m x 2.79m)

Bedroom 2 10' 11" x 7' 2" (3.33m x 2.18m)

Bathroom

Outside A wonderful south facing decked sitting area with inviting aspect towards the Tower Bank Arms - a real treat when enjoying your morning coffee!

Parking On road parking immediately outside.

Store 7' 9" x 6' 9" (2.36m x 2.06m) A perfect place to store wood or bikes.

Property Information

Tenure Freehold

Services This property is connected to mains water, drainage and electric.

Business Rates This property has a rateable value of £2,025 with the amount payable to Westmorland and Furness district council being £1,010.48.

Small Business Rate Relief - May be available and is enjoyed by the current owners.

Mobile Three and O2 likely service.

5G is predicted to be available around this location from the following provider: Vodafone. Please note that this predicted 5G coverage is for outdoors only.

Broadband Ultrafast available - Openreach network.

Directions Near Sawrey is located on the B5285 which links the ferry which crosses Lake Windermere with Hawkshead and is famed as much for Hill Top ('Beatrix Potters' home) as it is for its beautiful surroundings. Travelling from Ambleside/Hawkshead Stoney Croft is just past Hilltop car park bear left before the Tower Bank Arms and the cottage is on your right a short way along.

What3words ///somebody.accompany.during

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Kitchen



Bedroom 1



Bedroom 2



Patio Area

Stoney Croft, Near Sawrey, Ambleside, LA22

Approximate Area = 619 sq ft / 57.5 sq m

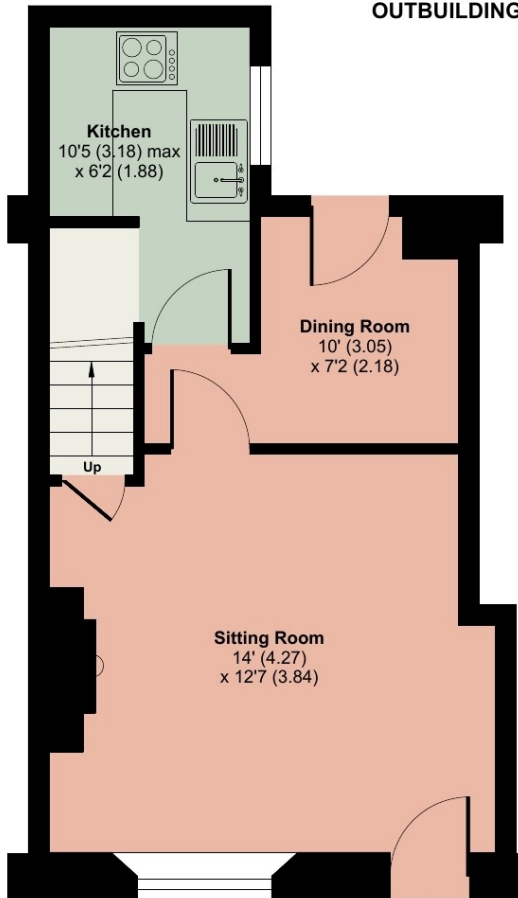
Outbuilding = 42 sq ft / 3.9 sq m

Total = 661 sq ft / 61.4 sq m

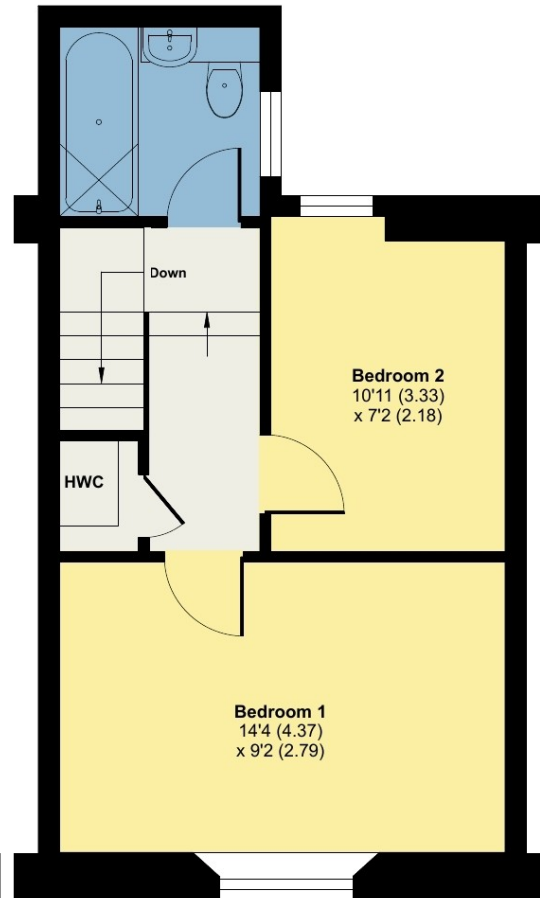
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1049199

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/02/2025.

Request a Viewing Online or Call 015394 32800