



Riggeswood

2 Broomriggs Cottages, Near Sawrey, LA22 0JX

Price: £399,000

Riggeswood

2 Broomriggs Cottages, Near Sawrey,

Riggeswood is an excellently proportioned three bedroom semi detached cottage with two reception rooms and two shower/bathrooms. Originally built as the chauffeurs cottage by a previous owner of the gentleman's residence which is set within its own private estate above. The cottage will appeal to a variety of buyers whether as a permanent residence or as it is, presently operated as a well established holiday let. Being sold with forward bookings and the majority of contents, presently marketed by Lakelovers. Accessed via the private drive and nestled on the edge of the estate set with in its own private garden with generous parking facility. Both the garden and the property have the distinct advantage of a beautiful view across Esthwaite Water.

Situated in an idyllic location with views over the eastern shores of Esthwaite Water within a private estate. Nestled between Hawkshead and the villages of Near and Far Sawrey, all associated with Beatrix Potter. With a wide range of walks from the front gate, access from the driveway onto the B5285, leading to the ferry crossing Bowness-on-Windermere.



Directions

From Hawkshead travel south on the B5285 towards Near Sawrey sign posted towards the ferry, continue for approximately ¼ mile and turn left up the private driveway to Broomriggs and then immediately turn right along a short gravelled drive.

Accommodation

Pitched porch with front door leading into:

Hallway

Cloakroom with WC and wash hand basin. Part wall tiled. Understair cupboard providing ideal storage facility.

Dining Room

12'00 x 10'05 (3.64m x 3.16m)

With concealed fireplace and tiled surround. Attractive garden views. Telephone point.



Living Room

14'09 x 11'11 (4.48m x 3.60m)

A light and airy room with picture window giving attractive views across the garden towards Esthwaite Water. Two alcoves with shelving. Inset gas fire with slate hearth and surround. TV and telephone point.



Kitchen

9'10 x 7'05 (2.97m x 2.26m)

Basic selection of wall and base units with 1.5 sink unit and mixer tap. Small breakfast bar. Four ring electric hob and electric oven. Part wall tiled. Plumbing for dishwasher. Rear door.

Shower Room

Shower cubicle and wash hand basin. Electric shaver point. Part wall tiled.

First Floor Landing

Highly useful cupboard and loft hatch.



Front Bedroom One

13'05 x 11'03 (4.07m x 3.42m)

Generously proportioned double room with original inset cast iron fire surround. Stunning west facing views over the front garden to Esthwaite Water.

Rear Bedroom Two

13'04 x 11'04 (4.04m x 3.43m)

Large double room with concealed fireplace. Views over the rear garden and woods beyond.

Rear Bedroom Three

11'01 x 9'00 (3.35m x 2.73m)

Good sized twin room with views over the garden.

Bathroom

Spacious coloured three piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin and WC. Heated towel rail. Extractor with light/shaver point. Part wall tiled.

Outside

The property is approached by a private drive which the property has a right of way across leading to a private gated drive with parking for around four vehicles. A natural fellside garden to the rear with a selection of shrubs and bushes whilst the front of the property is more manicured and bounded by a hedge with a pedestrian access onto the road and stunning view of Esthwaite water.

Utility Room

10'05 x 3'04 (3.16m x 1.02m)

With stainless steel sink unit, plumbing for washing machine and electric heater. Wall mounted Vaillant boiler, fuse box and electric meter.

Services

Mains water and electric. Private drainage shared with Number 1. Calor Gas Central Heating.

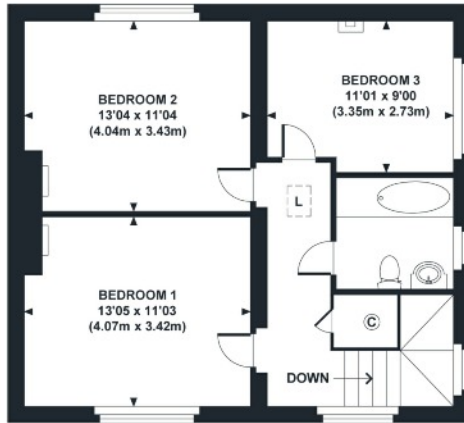
Tenure

Freehold

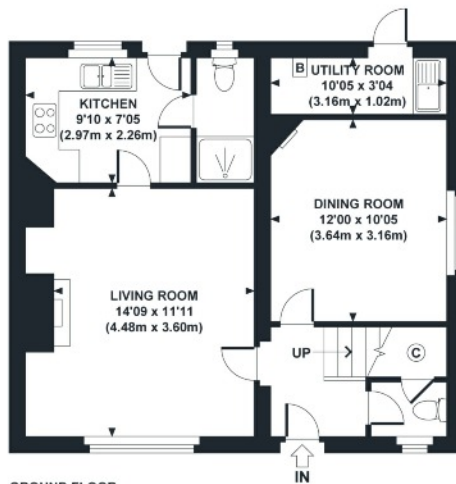
Rateable Value

£5,400. Actual amount payable £2516.40. 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.

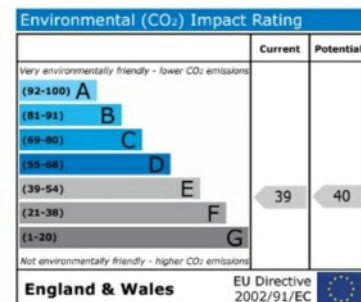
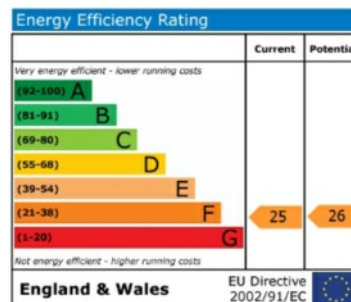
RIGGESWOOD



MEASUREMENT
 GROSS INTERNAL
 FLOOR AREA 578 SQ FT



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 557 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1135 SQ FT / 105.45 SQ M
 For illustrative purposes only. Not to scale

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.

