



Far Sawrey

£275,000

Stables Cottage, Sawrey Knotts, Far Sawrey, Ambleside, Cumbria, LA22 0LG

This lovely one bedroomed cottage sits within 3 acres of beautiful communal grounds with wonderful lake views. You can stroll along to the pub, down to the lake or simply ramble through some of the most gorgeous scenery around, all quite literally from the doorstep.

Superbly placed, this delightful property has vaulted ceiling, creating a wonderful sense of space and light, and includes a lovely open plan living space with views over the roofs to the lake in the valley below. There is plenty of space in which to cook, dine and relax, and includes a double bedroom, bathroom, and an allocated parking space.

Quick Overview

- Romantic hideaway with views over Windermere
- 1 bedroom with En Suite Bathroom
- Beautiful communal grounds
- Excellent location
- Walks from the doorstep
- Fully refurbished in 2016
- Shared communal laundry facilities
- No upward chain
- Private car parking space
- Superfast Broadband 59 Mbps available*



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Superfast
Broadband



Private Parking
Space

Property Reference: AM3975



View

Location Surrounded by lovely open countryside and enjoying superb views over Lake Windermere, Stables Cottage is located just a mile from the lake shore on the quieter western flank of Lake Windermere. The car ferry connects Far Sawrey with a point on the eastern shore just one mile south of Bowness and if approaching from the ferry the property is found in an elevated position after around a mile on the right. Alternatively, approaching from Ambleside take the A593 heading for Coniston, turning left onto the B5286 towards Hawkshead and follow the B5285 signposted for Sawrey, Windermere and the ferry. The entrance drive to Sawrey Knotts can be found on the left at the sharp bend shortly after the Cuckoo Brow Inn. The cottage is at the top of the driveway to the left of the main building in what was originally the stable block.

What3Words ///shaver.streak.tapes



Open Plan Living Area

Description This lovely one bedroomed cottage sits within 3 acres of beautiful communal grounds with wonderful lake views. You can stroll along to the pub, down to the lake or simply ramble through some of the most gorgeous scenery around, all quite literally from the doorstep.

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Sawrey Knotts was built as an elegant and stylish gentleman's residence in 1861, and must have been a truly magnificent home when it was occupied as a private residence. In 2002 it was carefully sub-divided to create six unique apartments in the main building with three further homes in the old stable mews. As you might expect from the name, this cottage was once part of the stable building serving the grand house, now tastefully transformed into a romantic retreat for two. Entering from the cobbled and flagged courtyard, the entrance hall has plenty of space for dealing with coats and boots. To maximise the wonderful views, the cottage has been configured upside-down. From the entrance hall, a door leads to the spacious double bedroom (with king size bed) and ensuite three-piece bathroom beyond having panel bath with shower attachment, pedestal wash basin, and WC, tiled walls and floor, and heated towel rail/radiator.



Open Plan Living Area

Stairs from the hall lead to the characterful open-plan living room and kitchen area above. With high vaulted ceilings and original exposed timbers, the views towards Windermere, Gummars Howe and countryside beyond are stunning. The Aga log burning stove with its tall chimney pipe is sure to keep you snug, and the fully equipped modern kitchen brings the Lake District feel indoors with its locally quarried slate worktops and flooring. Integrated Whirlpool appliances include a ceramic hob set above a separate oven, with extractor over, and there is also a compact dishwasher.



Kitchen

The beautiful communal gardens provide dramatic views of the high peaks of the Coniston Mountain range, whilst quiet little footpaths wind down to the lake shore (where pedestrian and car ferries can transport you to Bowness, Ambleside or on to Lakeside), along to the highly regarded Cuckoo Brow Inn, the famous Tower Bank Arms or onto the surrounding fells and countryside. The pretty and historic village of Hawkshead is just a short drive away, and delightful Esthwaite Water, famed for fishing and Osprey watching alike is just up the lane. Currently a popular holiday let with Coppermines (<https://www.coppermines.co.uk/>) What a perfect setting whether you are seeking a truly welcoming and peaceful home, an idyllic lock-up-and-leave weekend retreat or a splendidly popular holiday let.

Accommodation (with approximate dimensions)

Ground Floor

Entrance Hall Under stair cupboard with power and small freezer.

Bedroom 16' 11" x 13' 1" (5.16m max x 3.99m max) with En Suite Bathroom

First Floor

Open Plan Living Room/Kitchen 19' 1" x 17' 1" (5.84m max x 5.23m max)

Outside

Parking The property benefits from a private car parking space, plus visitor parking.

Gardens There are approximately 3 acres of well kept communal grounds made up of a combination of lawns, woodland and seating areas, a real haven for wildlife and nature lovers alike. The views from the gardens are simply beautiful, looking out to the dramatic fells and Lake Windermere in the valley below.

Property Information and Communal Facilities

Laundry Located next door, and equipped with two washing machines, two tumble dryers and having a slate flagged floor. This room also provides access to the property's private shelved airing/linen cupboard, containing the hot water tank and electric boiler. It is also used to store communal kindling.

Store Rooms Situated on the first floor of the main house, there are lockable communal storage areas for the use of all owners at the property.

Log Store To the rear of the main house courtyard, there is a communal log-store for the use of all owners and guests.

External Store Located next to the WC, there is a further secure owners communal storage area for larger items such as cycles etc.

Services The property is connected to mains electricity, superfast broadband*, mains water and drainage. The property also benefits from a dedicated all-electric on-demand central heating system.

Tenure Leasehold for a term of 999 years from November 1st 2002 with a ground rent charge of £50 per annum. The property is managed by Sawrey Knotts Limited, which comprised of the nine apartment owners. The company also owns the freehold of the estate. There is a current monthly service charge of £308 which includes a contribution to the sinking fund. Service charges include a percentile contribution towards; water consumption, communal areas electricity, logs and kindling for the wood burning stove, some property maintenance, and the cleaning of communal areas, chimney sweeping, garden maintenance, snow clearance and window cleaning amongst other things.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom



Bedroom



Communal Grounds

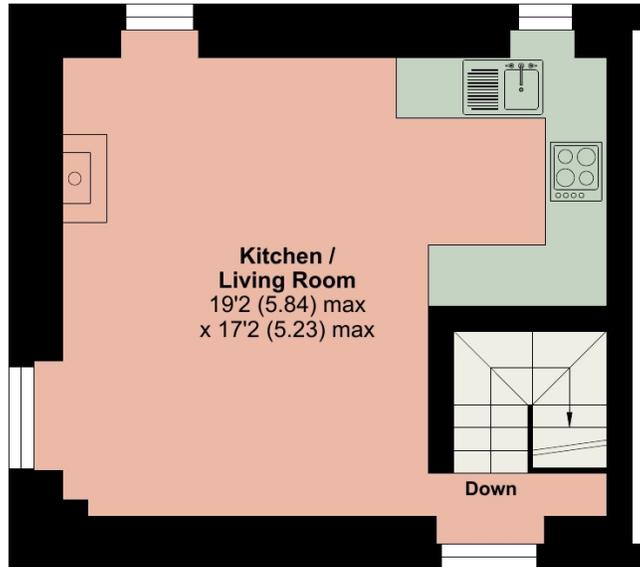


View

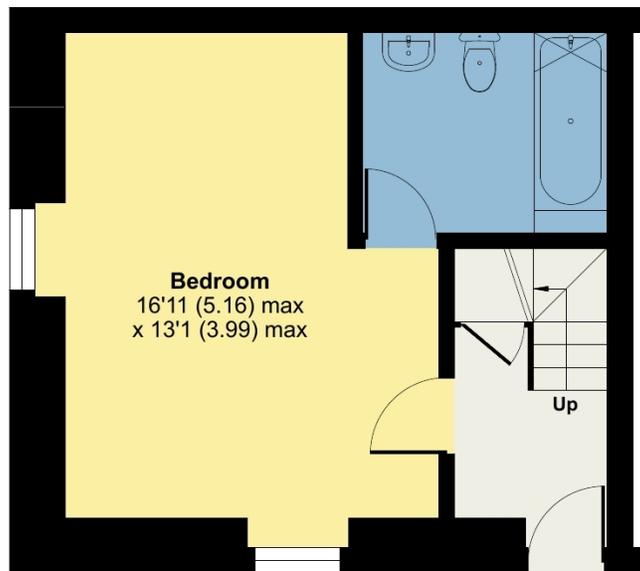
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Approximate Area = 634 sq ft / 58.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3che.com 2023. Produced for Hackney & Leigh. REF: 1028229

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

Business Rates Stables Cottage has a rateable value of £1700, with the amount payable to Westmorland and Furness District Council for 2025/26 being £848.30. Small Business Rate Relief may be available.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Please note, as this property is a successful holiday let, it may only be possible to view during changeover times.

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 31/01/2024.

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