



Far Sawrey

£775,000

Church Cottage

Far Sawrey

Cumbria

LA22 0LH

It is a rare treat to see such a beautifully presented home as this. Wonderfully re-designed, refurbished and upgraded this 3 bedroomed, 2 bathroomed, 2 reception roomed home has more than enough going for it already even before you take into consideration its idyllic setting.

Quietly situated yet within reach of the central Lakes (and a short stroll from the pub) and enjoying delightful south west facing gardens this is thought to perhaps be the oldest building in Town End, and a superb array of original features sit very comfortably alongside their stylish modern counterparts.

Property Ref: AM3628

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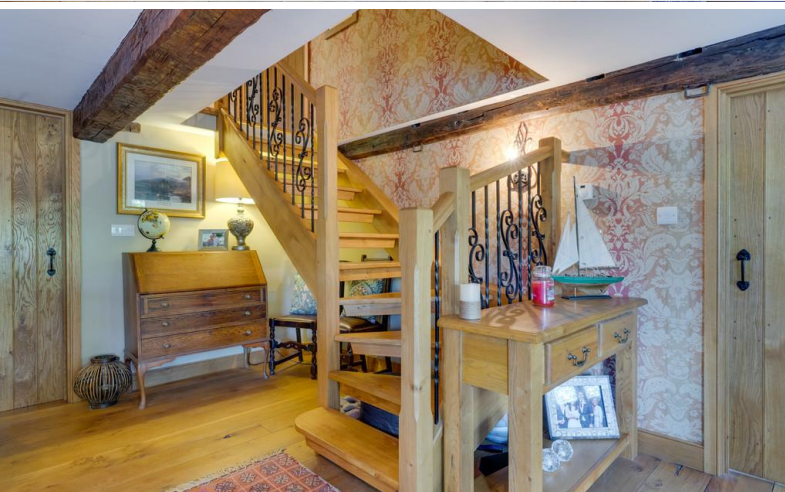
TBC 



Sitting Room



Dining Room



Stairs to First Floor

Location From Ambleside take the A593 heading for Coniston, turning left onto the B5286 towards Hawkshead and follow the B5285 signposted for Sa wrey, Windermere and the ferry, turning right immediately after passing West Vale Country House. Follow this road through the hamlet and the Church Cottage can be found a short distance along on the right hand side opposite St Peters Parish Church. There are parking spaces to the right and further parking is available through the gate in the garden beyond.

Description Built, if the original spice cupboard is anything to go by, in 1708, Church Cottage is thought to be possibly the oldest dwelling in Town End. Curiously, given its name, that would make it even older than the church itself, which is just opposite and presents a lovely aspect at the front. Many of the original features remain, and not just the aforementioned spice cupboard. There are, for example, original beams, just the right amount of oak panelling and an intriguing timber window frame now incorporated in the internal design. The layout in the dining room, with the fireplace flanked by the spice cupboard and a small window all set beyond a deep beam suggests that this may once have included what was known as a "smoke hood" - a rare possible example of true traditional Lakeland vernacular architecture. But if all of this talk of things ancient conjures a picture of something now rather antiquated you could not be further from the truth. The current owners have loved renovating this cottage. It was intended to be their "Forever Home" and as such no corners were cut, no opportunity to add some tasteful style and comfort overlooked, no ounce of character lost. Arguably they had a head start, given the inherent nature of the cottage and its wonderful setting, but it has to be said, what they have created is an absolutely stunning and truly



Ordnance Survey Map ref - 00773593

welcoming home.

The cottage looks the part from the road; white rendered stone and slate, St Peters Parish Church opposite, fields to the rear - but just step inside and you are in a different league. Beautifully crafted oak floors (with underfloor heating), original beams, beautiful fireplace - and that is just the sitting room! The separate dining room includes what we believe may have been smoke hood once upon a time, and the family kitchen includes all of the modern delights you may have dreamt of - right from the Aga (with integral traditional cooker) to the stone flagged floor (again with underfloor heating). There is a utility/boot room at the rear with wonderful gardens beyond. On the first floor, the master bedroom includes a dressing area and an en-suite shower room, whilst the other two bedrooms are both well proportioned doubles. The house bathroom again carries more than a touch of luxury. Whilst the first floor accommodation has radiators rather than under-floor heating, even these are works of art in themselves.

There is space to park up to four cars and delightful south west facing lawned gardens at the rear, with a simply wonderful covered patio complete with a multi-fuel stove, perfect for those with a love of al fresco dining even through the Spring and Autumn months. It is hard to imagine how lovely it must be to sit here on a quiet summer evening watching the sun setting over the fields and woodland beyond. There may only be one way to find out - come and view, and if this is not your dream home then maybe it is time for a new dream.

Accommodation (with approximate dimensions)

Sitting Room 20' 0" x 14' 3" (6.12m x 4.36m) A wonderfully charming



Patio, additional parking, garden and view



Garden and Workshop



Family Kitchen



Family Kitchen



Family Kitchen

room having a host of features including a lovely open fire with stone surround, a beamed ceiling, an exposed stone wall, two cosy window seats looking to the church, sash windows, built in timber shelving, oak flooring with under floor heating and wall lights. Perfect for relaxing with a glass of wine in front of the fire after a long day on the fells.

Dining Room 14' 3" x 12' 1" (4.36m x 3.7m) Having a beautiful range and original spice cupboard from 1708, part oak panelled walls, an oak floor with under floor heating, two lovely window seats looking to the church, sash windows, wall lights and a beamed ceiling.

Family Kitchen 18' 7" x 11' 5" (5.68m x 3.5m) Beautifully designed, this spacious family kitchen enjoys the benefit of both an electric fired Aga range with an integral AGA electric cooker with 4 ring hob top. There is a range of wall and base units with complementary work surfaces and integrated Belfast sink and Hotpoint dishwasher, built in storage cupboard, part tiled walls, beamed ceiling, slate flagged floor with under floor heating. Double doors give access to the rear garden and afford views to the countryside beyond.

Utility 11' 8" x 5' 10" (3.58m x 1.8m) A useful addition to any home and perfect for the removal of muddy boots and coats and having a built in cupboard perfect for the storage of them and also housing the Worcester boiler. Benefitting from plumbing for an automatic washing machine, slate floor with under floor heating, access to the rear garden and parking area, a window

Stairway A solid oak stairway with decorative cast iron balusters leads to the first floor.



Bedroom 1

Bedroom 1 26' 8" x 12' 1" (8.15m x 3.7m max.) A spacious double room with a dual aspect looking to the church at the front and over the garden to the surrounding countryside at the rear. Having an ornate cast iron radiator, a beamed ceiling, a dressing area, a built in cupboard housing the water tank, and loft access.

En Suite Shower Room A classic design with modern fixtures and fittings having a three piece suite comprising a large glazed and tiled shower cubicle with extraction light fitting over, a Victorian style marble wash hand basin with chrome stand and a Victorian style high tank WC with pull flush mechanism. Also having wall lights, window overlooking the rear garden, a ladder style heated towel rail and an oak floor.

Bedroom 2 15' 4" x 11' 3" (4.69m x 3.44m) A double room having view to the church, a lovely window seat, a beamed ceiling, a cast iron fireplace (currently not in use) and an ornate cast iron radiator.

Bedroom 3 12' 0" x 9' 0" (3.68m x 2.76m) A double room having a window seat looking over the rear garden to the countryside beyond, an ornate radiator, a beamed ceiling and an ornate radiator.

Bathroom Having a luxurious three piece suite comprising a wonderful freestanding roll top bath, a Victorian style marble wash hand basin with chrome stand and a Victorian style high tank WC with pull flush mechanism. Also having a window with seat looking to the church, an oak floor, a ladder style heated towel rail, a beamed ceiling, down lighters, wall lights and a useful built in storage cupboard.



Bedroom 1 En Suite Shower Room



Bedroom 3



Bedroom 2



Bathroom



Bathroom

Outside

Parking Immediately to the side of the property there is parking provision for two vehicles in tandem which extends into the rear garden if required, simply by opening the gates. There is hot and cold water nearby, so handy for washing off the cars/bikes/pets/kids after a day on the fells.

Garden A luxurious covered patio area provides the perfect place for evening enjoyment. Southwest facing to enjoy the evening sunshine there are power points which connect to the lights and wall mounted patio heaters and even a multifuel stove! This semi-enclosed area with a glazed roof extends the months in which one can enjoy the freedom of al fresco dining. There is also a second patio, perfect for hosting summer barbeques and a lovely lawn that leads down to Wilfen Beck that runs past the bottom of the garden. There is a workshop with power and light points, a storage shed and a Belfast sink connected to both hot and cold water supplies.

Tenure Freehold.

Services The property is connect to mains electricity, water and drainage with oil fired central heating.

Council Tax Band E - South Lakeland District Council.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.



Covered Patio

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

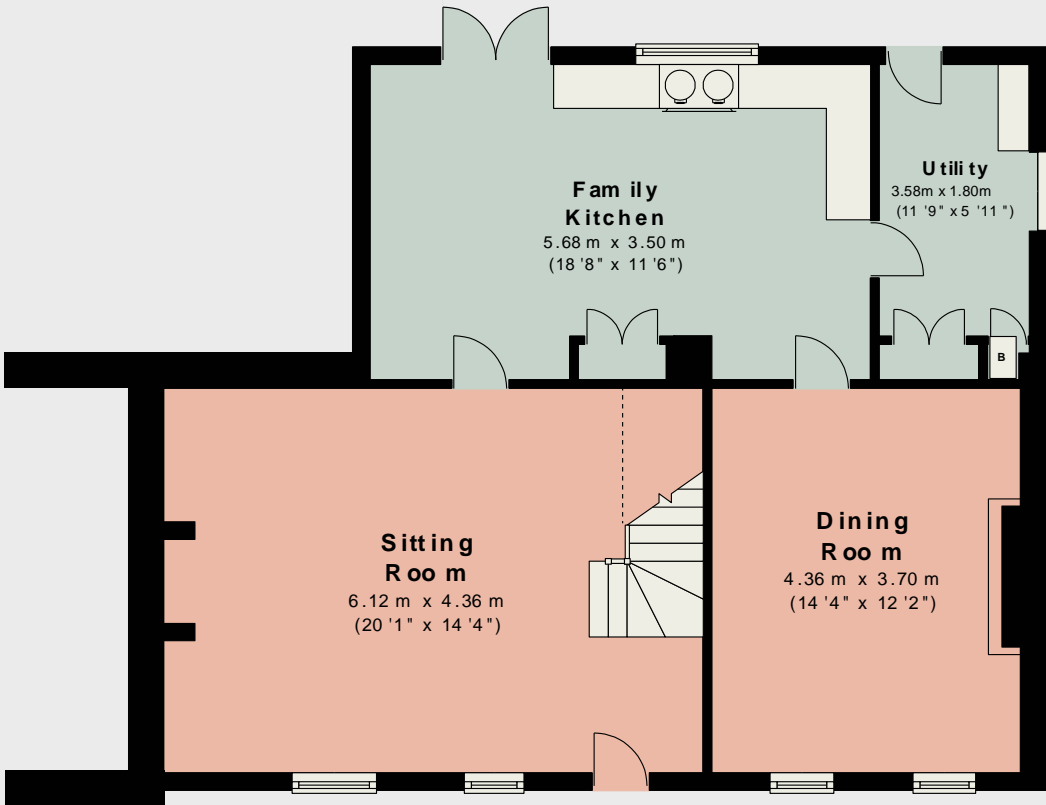
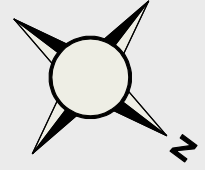
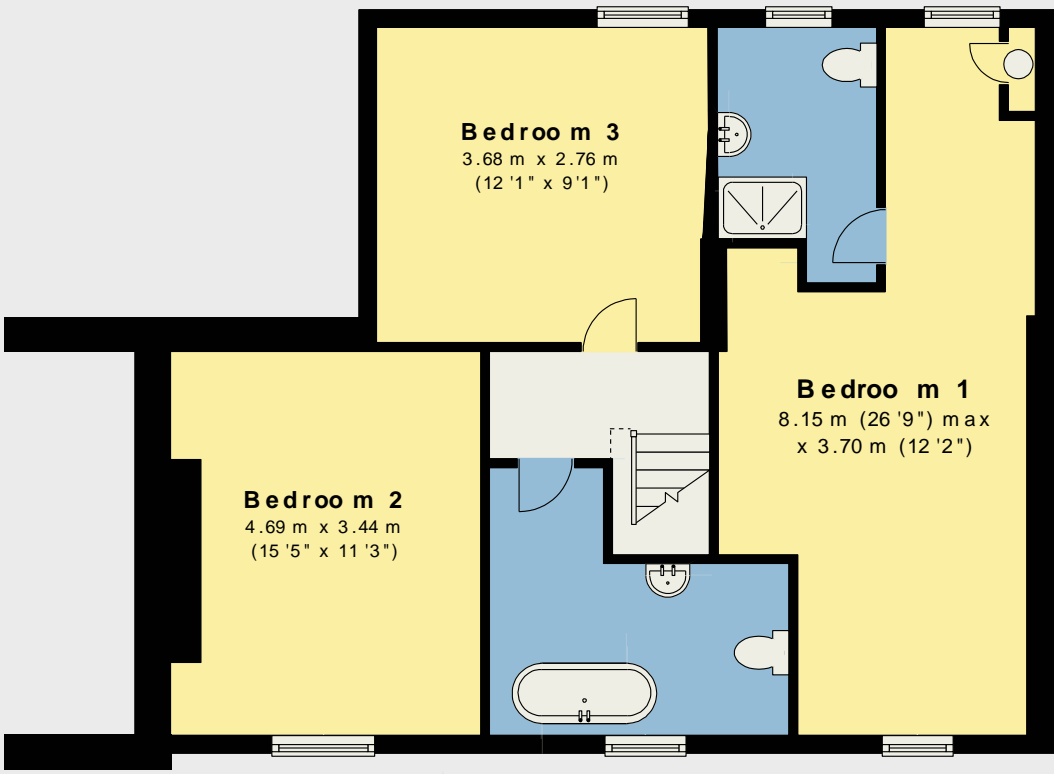
Ideal Holiday Let Opportunity Lakelovers (www.lakelovers.co.uk) suggest this quintessential Lakeland cottage is hard to better in every sense and that it has been previously, and will be again a roaring success as a Lake District holiday cottage. Should the cottage be available all year round, the occupancy would be high and a gross income of £50,000 inside year one of trading would be expected and realised.



Dining Room



Rear Elevation



Total area : app rox. 144 .3 sq. metres (1553 .6 sq. fee t)

For illustrative pu rpo ses on ly. Not to sc ale. REF: AM3628

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