



Near Sawrey

£455,000

10 Broomriggs
Near Sawrey
Cumbria
LA22 0JX

Sitting in the superb bay window gazing out over a magnificent panorama, from tranquil Esthwaite Water up to the dramatic mountains of the Conistone range, it is easy to imagine a life of relaxation and calm. Set in over 37 acres of wonderful communal grounds with lake frontage, this delightful 3 bedroomed, 2 bathroomed first floor apartment does its part, the rest is up to you.

Whether you are seeking a peaceful retreat, a welcoming home or a highly popular holiday let, this delightful apartment is simply superb and is not one to miss.

Property Ref: AM3788

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Views



Access to Lake Shore

Location Broomriggs is delightfully located in tranquil surroundings and can be approached either from the South via the Ferry over Lake Windermere or from Hawkshead to the North.

From the Windermere Ferry, proceed North on the B5285 and having travelled through Near Sawrey and passing Hill Top (Beatrix Potters House), Esthwaite Water will then be seen on the left hand side and mid way along the entrance drive to Broomriggs is found signposted on the right hand side (being a total of 2.3 miles from the Ferry).

Alternatively from Hawkshead, proceed South on the B5285 which is signposted for Sawrey and Windermere via Ferry, and travel for approximately 1 mile until the driveway for Broomriggs is then found on your left. There is ample car parking provision to the front and side of the building and No.10 is located on the First Floor overlooking the Lake and is accessed at the rear having passed around the beech hedge to the left hand side of the building. Proceed through the arched doorway and a white unmarked door on your right gives access to the Communal Hallway.

Description Perfect as a highly desirable holiday let, an idyllically peaceful weekend retreat (with genuine "lock up and leave" credentials) or as a welcoming permanent home (with home office potential) this bright, three bedroomed, two bathroomed first floor apartment enjoys magnificent panoramic views looking south west over beautiful Esthwaite Water to the surrounding wooded slopes of Grizedale Forest with the dramatic Coniston fells including Wetherlam and the iconic Langdale Pikes further north. On anything like a clear day it must be impossible to visit and not take a moment or two in the large bay window and be awe struck by the view.

The wonderful gardens and grounds, which extend to something over 37 acres and run right down to the lakeshore, are a real haven for a rich variety of wildlife. On the land by the lake shore is the Yew Tree mentioned in Wordsworth's 'Prelude'. The fishing on Esthwaite Water is excellent, a fact obviously also recognised by the magnificent ospreys which nest here, opposite Broomriggs and which can even be observed from the living room in the Spring and Summer months as they plunge into the water after their prey.

Built in approximately 1913 by Thomas Thornely, Master of Trinity House, Cambridge and a great friend of John Ruskin, the world renowned author, artist and reformer who lived at Brantfell overlooking Coniston Water. Broomriggs is an attractive and truly impressive building which has

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Communal Grounds



Communal Grounds

undergone significant yet sympathetic alteration over the years, and is now sub-divided into eleven lovely apartments. One thing which will not have dramatically changed however in those 108 years are the magnificent views which will no doubt have also been appreciated back in the early 1900's when Beatrix Potter, the cousin of Thomas Thornely's wife Mabel, used to visit. Miss Potter would have been a close neighbour, having purchased Hilltop in Near Sawrey in 1905.

The lovely bright accommodation is entered via the welcoming communal hall and the attractive original staircase. The private hall leads into the wonderful bay fronted sitting room. The outlook from this vantage point over the lake to the fells beyond is simply stunning. There are three good bedrooms, one with an en-suite bathroom. The house shower room is adaptable enough to be utilised as an en-suite for the second bedroom should you wish to employ the third bedroom as a home office or as a lockable private room, unavailable to paying guests, as the current owners do. This highly convenient arrangement allows personal belongings to be

safely housed yet immediately accessible for weekend visits and holidays without wasting valuable packing time.

The communal grounds are a true delight, with a wonderful mix of natural and managed woodland interspersed with formal and informal gardens spread over around 37 acres (not measured). Quiet little pathways lead through the woodland where deer and red squirrels can be seen and a rich variety of birdlife enjoyed. Apple Tree Syke babbles as it runs through the grounds with an attractive waterfall that can be impressive after heavy rain. There are beautiful views seemingly at every turn and for the young at heart there are swings and a wooden fort to enjoy, as well as a badminton or 'soft tennis' court laid out. The gardens are excellently maintained by the resident warden, whose presence removes any management worries particularly for those who are not permanently resident as there is always somebody immediately available on hand and on site to deal with any day to day matters as well as any little emergencies. The warden's residence is also owned by the Management Company (an investment in itself) which is formed by the individual owners at Broomriggs.

All in all, this is a wonderful and unique opportunity to acquire a beautifully positioned and spacious first floor apartment with superb views and which has been employed as a holiday let for many years with a number of guests returning year after year for reasons which we are sure will become immediately apparent upon viewing.



Living Room



Kitchen

The property is sold with the advantage of a very full set of bookings for 2021.

Accommodation (with approximate dimensions)

Communal Hall and Stairway A welcoming entrance into the carpeted communal hallway, with a radiator, storage cupboard and automatic sensor lighting.

Private Entrance Hall Having a window to the stairwell and being a perfect place to remove and store muddy boots and coats where they can benefit from the radiator installed below. There is also a discreet high level storage space.

Living Room 28' 6" x 13' 6" (8.7m x 4.14m into bay) A delightfully bright and spacious room having space to both relax and dine here and enjoying wonderful panoramic lake and fell views from the large bay window. Having a double radiator with skirting radiators into the bay window, a wall light and coving to the ceiling.

Kitchen 8' 7" x 7' 0" (2.63m x 2.14m) With wall and base units with complementary work surfaces and having a stainless steel sink with mixer tap and drainer, part tiled walls and an integrated Russell Hobbs 4 rig electric hob with AEG extractor hood over and electric oven below.

Bedroom 1 12' 1" x 9' 11" (3.7m x 3.04m) A bright double bedroom enjoying wonderful lake and fell views and having two wall lights and coving to the ceiling.

En Suite Bathroom Having a three piece suite comprising a bath, a pedestal wash hand basin with light, mirror and shaver point over and a WC. There is also a radiator, a Vent Axia extractor fan and part tiled walls.

Bedroom 2 12' 7" x 9' 4" (3.84m x 2.87m) A bright room with three windows overlooking the gardens and having a double radiator and wall lights.

House Shower Room Having a tiled and glazed shower cubicle with Mira electric shower, a pedestal wash hand basin with light, mirror and shaver

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Bedroom 1



Bedroom 2

point over and a WC. With a Monsoon extractor fan, part tiled walls, a double radiator and a towel rail.

An outer door enables Bedroom 2 and the shower room to be separated from the entrance hall creating an en suite bedroom if desired.

Bedroom 3 8' 3" x 7' 2" (2.54m x 2.2m) Having a wash hand basin with light, mirror and shaver point over, a radiator, a window, a fitted double bed with storage under and fitted wardrobe, cupboard and drawers.

Outside

Garden The communal grounds are understood to extend to something in excess of 37 acres, we are advised (not measured) and include peaceful informal woodland areas with winding paths and a stream from where you may spot deer and red squirrels. There are also more formal garden areas, with a clever arrangement of "garden rooms", paths and slate steps believed to have been designed by Thomas

Mawson. All are neatly tended by the resident warden, and well stocked with a variety of mature shrubs and trees. There is even a badminton or "soft tennis" court for those feeling more energetic. The Lakeshore land is delightfully fringed with trees and also provides a lovely setting for watching the sunset on quiet summer evenings, enjoying a family barbeque or watching the wildlife. To find a property in this price range with lake frontage is a rare treat.

Basement Accessed from outside with steps leading down, this area is kept locked for security. CARE TO BE TAKEN AS THE STEPS CAN BE SLIPPERY. Housing two NXR3 Potterton Commercial boilers, and two hot water cylinders. A further room provides some storage facility by arrangement with the warden.

Communal Drying Room For shared use by both owners and guests with a Bosch automatic washing machine, tumble dryer and having plenty of hanging space.

Services This property is connected to mains water and electricity. The communal oil fired central heating system serves the entire building with



Views



Communal Grounds

each flat being individually thermostatically controlled. Drainage is to a shared private system.

The property is also double glazed throughout.

Business Rates The property has a Rateable Value of £4,200 with the amount payable for 2021/22 being £2,062.20. The current owners benefit from Small Business Rate Relief and so no charge is levied.

Management There is a resident warden who maintains the estate, and who lives on site in the eleventh flat. His duties include managing the extensive grounds and gardens, as well as looking after the fabric of the building itself. He also provides a 'meet and greet' service for holiday makers and 'manages the bins'.

For owners living some distance away this provides unrivalled peace of mind with regards security and maintenance issues, as well as

there being the reassurance of somebody immediately on hand who is available to help if an unexpected issue arises.

Tenure The property is held at a peppercorn rent on the residue of a 999 year lease, originally dated 18th May, 1978. The service/ management charge is £1,656 a quarter (with £1,214 being general communal costs which include the caretakers expenses, buildings insurance, maintenance plus £442 for oil for the central heating). Broomriggs is divided into eleven flats, with ten being privately owned. The eleventh is owned by Broomriggs Flats (Hawkshead) Limited which is in turn owned in equal shares by each of the ten private flat owners, with each owner then having a seat on the board. Owners pets are allowed, but guests pets not allowed at Broomriggs either in the property or grounds.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

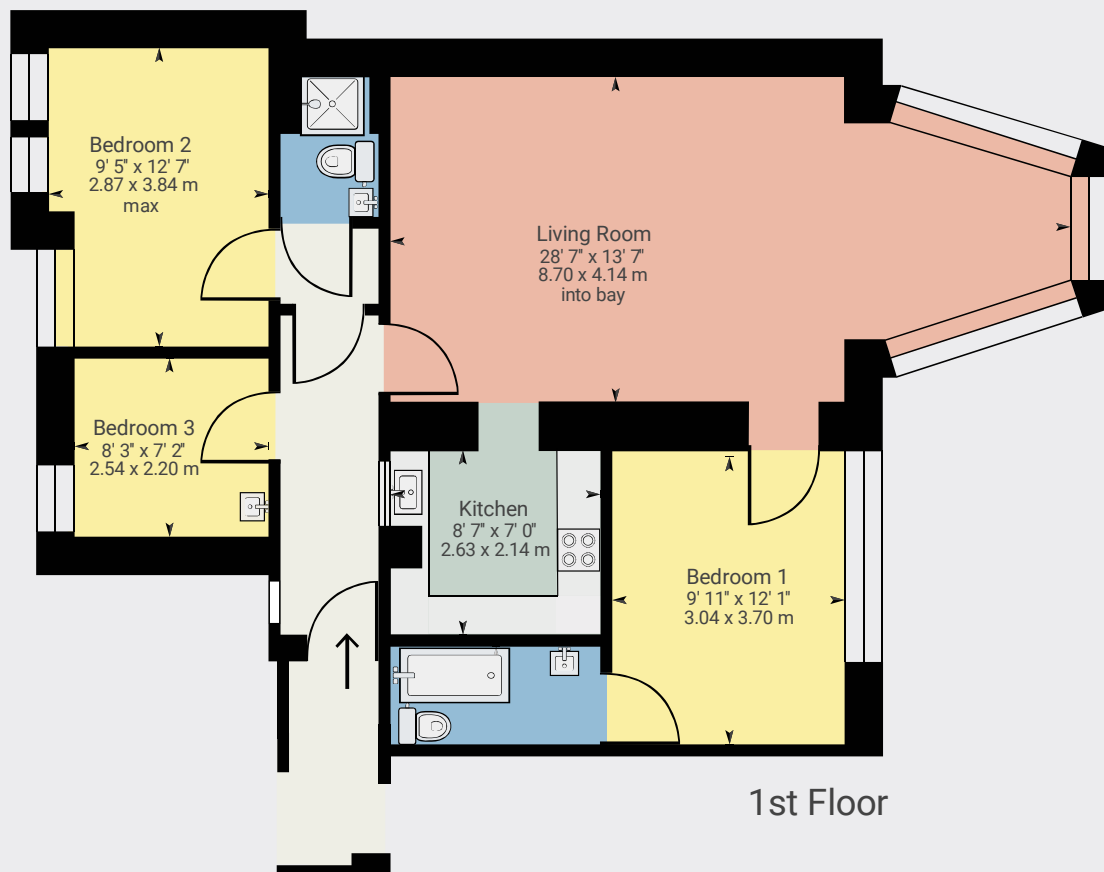
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Views



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Approximate net internal area: 873.33 ft² / 81.13 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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