

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Satterthwaite

£425,000

Smithy Cottage , 5 Force Forge Cottages, Satterthwaite, Cumbria, LA12 8LE

This beautifully presented, double fronted former smithy is an idyllic haven in an increasingly troublesome world. You can really escape here, relax in the beautiful garden listening to the birdsong alongside the gentle beck, put your feet up in the truly superb open plan living space, get a restful nights sleep in any of the three splendidly proportioned bedrooms, ease your aching limbs in the stylish bathroom or simply stroll or cycle from the door and enjoy the wonderful surrounding countryside. The range of outbuildings include a utility with storage and two further stores, ideal for bikes, canoes etc. Perfect as a holiday let, weekend retreat or family home, Smithy Cottage is as welcoming as you could possibly wish.

Quick Overview

Beautiful 3 bedroomed stone built cottage
Double fronted former Blacksmiths.
Idyllic setting with gardens down to the beck.
Perfect weekend retreat, holiday let or family home
Immaculately presented
Range of stores including a utility room with home office potential
Peaceful location in wonderful surroundings
A successful holiday let.
Car parking.
Ultrafast broadband 1000mbps*



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Ultrafast
Broadband



Allocated
Parking

Property Reference: AM3900



Grizedale Beck



Open Plan Living Area



Kitchen



Dining Area

Location From Hawkshead head south, signposted Grizedale and Newby Bridge and after a short distance take the first right after the coal yard, signposted Grizedale 2.5miles. Follow this country lane as it winds up the fell widening out as it passes through Grizedale Forest, past the visitors centre and on through Satterthwaite itself. Force Forge is a further 1.2miles to the south of Satterthwaite Village. After crossing the stone bridge over the beck, travel a further 1/3 of a mile along this road and 5 Force Forge Cottages can be found at the far end of the left hand side amongst a small cluster of similar cottages centred around the original bobbin mill. (NB - the cottages are still known locally as Low or Lower Force Forge, although the official name is Force Forge). We understand that the property enjoys the right to park in front of the cottage in the courtyard.

What3Words ///intro.duties.printing

Description Built in traditional stone and slate this former blacksmiths would once have served the nearby bobbin mill and forge, now long forgotten, and now offers exceptional and adaptable accommodation. Stepping beneath the slate canopy porch you enter another world as the magnificent open plan living space greets you. There remain distinct relaxation, dining and kitchen areas, which now combine to create a splendid all-inclusive atmosphere occupying the entire ground floor. With beamed ceilings this bright room includes a warming Stovax log burner in the sitting area, neatly set on a stone hearth with a matching surround. Both front windows enjoy window seats, whilst the kitchen is splendidly equipped with an attractive range of wall and base units with combination timber and granite work surfaces, slate flooring and a range of appliances including not only a Lamona oven, hob and hood and a Diplomat dishwasher but also a lovely oil fired Aga, entirely in keeping with the authentic cottage feel. Adjoining the property is a former barn with a very useful utility room at this entry level which ably compliments the kitchen, taking the noisier appliances away from the living space. This could easily convert to become an excellent home office for those fortunate enough to be able to consider living and working in such wonderful surroundings. The splendid ultrafast broadband connectivity certainly makes that an option. All three first floor bedrooms are well balanced and well proportioned, and enjoy some lovely views over the former bobbin mill and beyond. Again, both front bedrooms enjoy delightful window seats with cottage style joinery throughout. The bathroom is equipped with a modern three piece suite with a rainfall shower over the bath.

The property is well blessed with ample storage provision, a much underrated facility no matter how you may intend to occupy the property. As a family home the stores (there are two stores in addition to the utility room) are invaluable for garden and outdoor equipment, whilst for weekend retreats and holiday homes they provide a secure location to house bikes, kayaks, paddleboards etc without having to worry about overloading the car for every visit. The outside WC is arguably the best finished of its kind which we have seen!



Open Plan Living Area



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

And then there are the gardens. As if the delights of the house itself were not enough, the gardens are simply sublime. There are two patios, lawns, a gazebo, and perhaps most thrilling of all, a third lower tier alongside Grizedale Beck where the views are wonderful to the woodland beyond, and the peace and tranquillity is unrivalled.

We understand that there are rights to park one vehicle in the courtyard in front of the cottage, and with the extensive variety of walks on offer from the doorstep, visitors may never need to consider moving their car during their stay.

This really is not one to miss.

Accommodation (with approximate dimensions)

Open Plan Living Space 21' 3" x 21' 0" (6.48m max x 6.4m max) Occupying the entire ground floor with distinct relaxation, dining and kitchen areas, including a log burner, beamed ceilings and a fitted kitchen with an Aga.

First Floor Landing

Bedroom 1 13' 2" x 10' 8" (4.01m max x 3.25m max) With a window seat and pleasant views.

Bedroom 2 11' 4" x 10' 2" (3.45m max x 3.1m max) With a window seat and pleasant views.

Bedroom 3 9' 3" x 7' 2" (2.82m x 2.18m) Looking out to the beck.

Bathroom With a three piece suite including a panel bath with a rainfall shower over, WC and wash basin.

Property Information

Outside

Outbuildings There is an attached two storey stone built outbuilding comprising a utility room (4.70 x 2.72) at ground level with plumbing for a washing machine, power and light points. This room offers superb potential for creating a home office if desired. Beneath is a stylish WC and a further store (2.41 x 2.34) with the oil storage facility alongside. There is another store (3.18 x 2.72) which is accessed via the garden of 4 Force Forge beyond where the electric central heating boiler is located.

Gardens The gardens are an absolute delight with two patio areas, lawns flower borders and perhaps best of all, a stretch of frontage onto Grizedale Beck below. A perfect haven for birdlife and relaxation.

Parking We understand that the property enjoys car parking rights in the courtyard in front.



Bedroom 1



Bedroom 2



Patio Garden



Garden



Grizedale Beck

Services The property has electric central heating to radiators and double glazing. There is mains water and shared private drainage. It is believed that the shared drainage installation may not be fully compliant with current legislation which has been upgraded in recent years. Broadband *checked on <https://checker.ofcom.org/> 26th August 2022.

Tenure The property is understood to be freehold with an area of flying freehold where part of the first floor projects over part of 4 Force Forge.

NOTE The vendors would prefer a completion date after 7th January 2023 if possible.

Business Rates The property has a rateable value of £4,500 with £2,245.50 being the amount payable to South Lakeland District Council for 2022/23
Small Business Rate Relief may be available.

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

Viewing As the property is a highly successful holiday let viewings may be limited to the Friday "change-over times" and should be made via appointment with Hackney and Leigh Ambleside Office 015394 32800

Notes

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



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Smithy Cottage, 5, Force Forge, Satterthwaite, Ambleside,

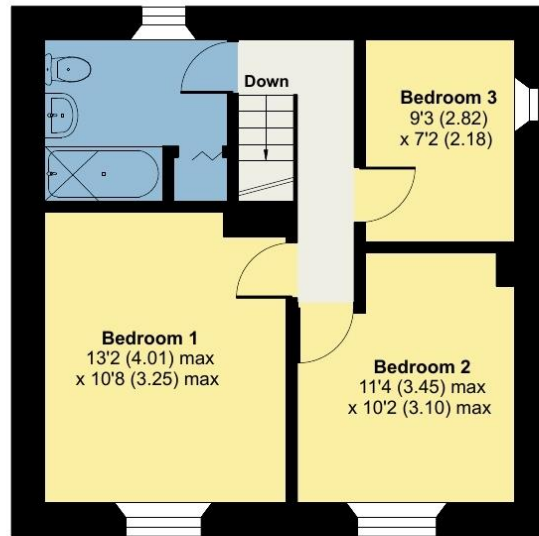


Approximate Area = 805 sq ft / 75 sq m

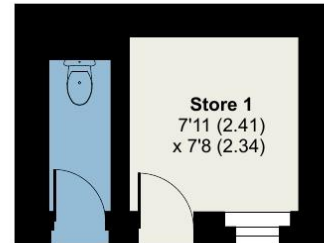
Outbuildings = 322 sq ft / 30 sq m

Total = 1127 sq ft / 105 sq m

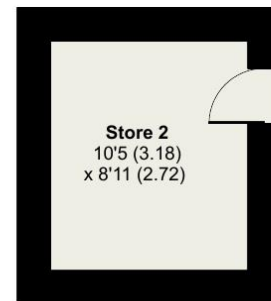
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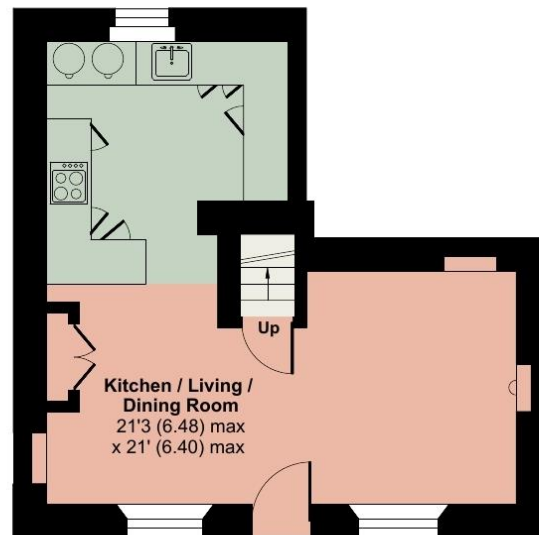
FIRST FLOOR



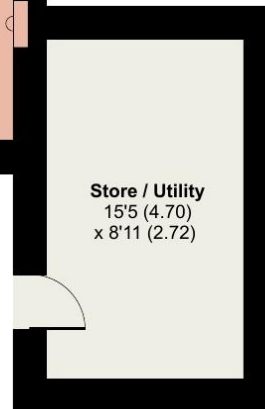
OUTBUILDING 3



OUTBUILDING 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 891444

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