



HIGH BARN

FAR SAWREY, AMBLESIDE, LA22 0LL

Stunningly presented and enviably located, three/four bedroom barn conversion with three bathrooms. Beautiful views, manageable garden and generous parking including garage. Occupancy restriction applies.

£725,000 Subject to Contract

HIGH BARN

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SITUATION

Enviably located set on a crest of a hill at Far Sawrey, close to the western shore of Lake Windermere and the ferry which crosses the Lake to Bowness-on-Windermere and connecting roads to Kendal and the M6. Far Sawrey is a small Lakeland village with a pub at the Sawrey Hotel and small convenience store. The Conservation Village of Hawkshead and the vibrant market town of Ambleside with its wider choice of restaurants and shops are a short drive away.

DIRECTIONS

Travelling to Far Sawrey from the north, as you approach the village follow the road to the ferry, after approximately 400 yards there is a gate post and an opening to Sawrey Knotts on the left hand side, as you go through a 90 degree corner and begin to descent there is a turning on the right hand side signposted Hawkrigg. Turn right and proceed along the drive, veer right and the property can be found on the left hand side.

DESCRIPTION

High Barn is part of a small selected development of barn conversions originally developed by the well renowned local builders Robert Hughes (formerly a partner of New Brunswick Properties). The barn is immaculately presented and by far the most superior of the three properties offering substantial three/four bedroom accommodation with three en-suite facilities. The property has lovely oak doors and oak staircase together with beautiful fitted kitchen from Webbs of Kendal. Set on a good sized plot with panoramic fell and country views, attractive garden, generous parking and garage

ACCOMMODATION

Front door leading into an attractive hallway with solid oak staircase with glass panelled balastrail.

CLOAKROOM

Wash hand basin and WC. Half tiled walls and extractor. Concealed fuse box.

UTILITY ROOM

A selection of wall and base units with stainless steel sink unit and mixer tap. Plumbing for washing machine. Alarm, Valliant boiler and cylinder.

STUNNING OPEN PLAN KITCHEN/DINER/LIVING ROOM

A very substantial dual aspect room with TV and telephone points and patio doors. The kitchen area has a luxury high quality kitchen fitted by Webbs of Kendal and comprises a selection of wall and base units, beautiful Corian worktops and one and half bowl stainless steel sink unit with mixer tap. All the kitchen appliances are by Neff and include five ring electric hob, integrated double fridge and freezer, dishwasher and double electric oven Tiled floor, extractor and rear door. Superb views over surrounding countryside towards the Coniston fells.



BEDROOM FOUR/STUDY

An attractive dual aspect room with lovely country views across the garden. TV and telephone point.

FIRST FLOOR BEDROOM ONE

Dual aspect room with concealed TV set in an oak cabinet. Lovely fell and country views over the gardens with two velux windows. En-Suite Shower Room comprising shower cubicle, WC and wash hand basin. Tiled floor and walls. Extractor and heated towel rail. From the bedroom there is an additional dressing room with sliding door with beautifully fitted oak dresser, wardrobe and drawers.





BEDROOM TWO

Built in double wardrobe, velux, TV and telephone points. Excellent views across the garden to Coniston fells. En-Suite Bathroom comprising panelled bath with shower over, pedestal wash hand basin and WC. Tiled floor and walls. Extractor, heated towel rail and electric shaver point.

BEDROOM THREE

Spacious double room with double wardrobe, TV and telephone point. En-Suite Shower Room of corner shower cubicle, pedestal wash hand basin and WC. Tiled floor and walls. Extractor, heated towel rail and electric shaver point.

OUTSIDE

The property is approached by a shared private drive of which the neighbouring properties have a right of way across. Generous parking for approximately six cars as well as substantial garage (13'1" x 22'9") with mezzanine providing useful storage. The garage has electric up and over door, water and electric and wiring for three phase electric.

The property benefits from two substantial and well positioned patios giving stunning panoramic fell and country views across the gardens. The gardens comprise an excellent selection of lawn, shrubs and bushes as well as a decked area which benefits from a sunny aspect throughout the day. Shed.

SERVICES

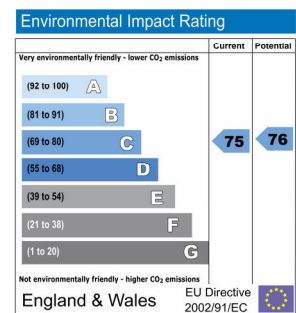
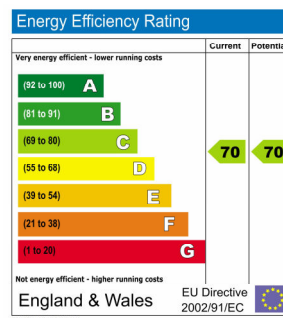
Mains water, electric are connected with LPG gas central heating and shared private drainage split four ways

COUNCIL TAX BAND

'G'

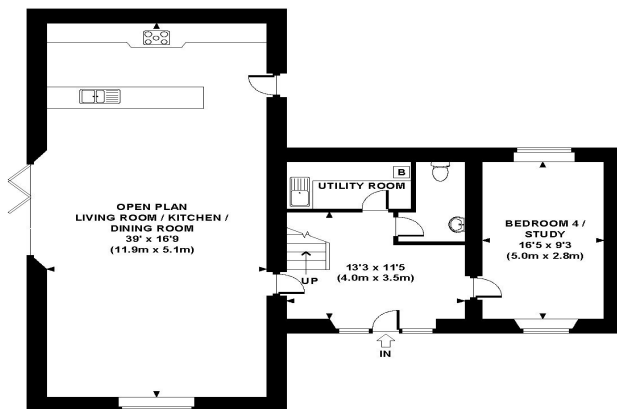
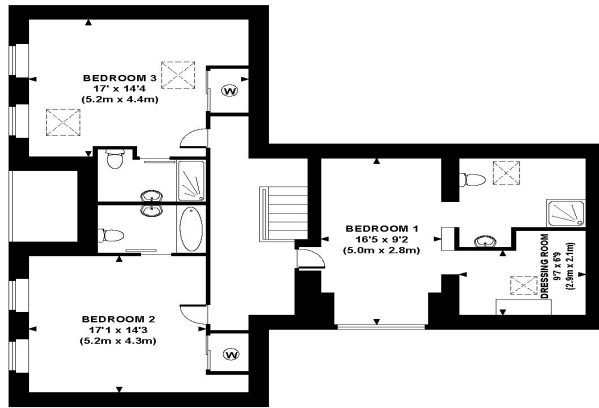
TENURE

Freehold. Vacant possession on completion. **PLEASE NOTE LOCAL OCCUPANCY CONDITION APPLIES.**



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HIGH BARN



APPROX. GROSS INTERNAL FLOOR AREA 2095 SQ FT / 195 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.onlyfloorplans.com

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 as 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.

M831 Ravensworth 01670 713330

