

Far Sawrey

Stables Cottage, Sawrey Knotts, Far Sawrey, Ambleside, Cumbria, LA22 OLG

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.











£299,995

Quick Overview

Romantic hideaway with views over Windermere 1 bedroom with En Suite Bathroom 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*

Property Reference: AM3975



View



Open Plan Living Area



Open Plan Living Area



Kitchen

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.

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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.

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Bedroom



Bedroom



Communal Grounds



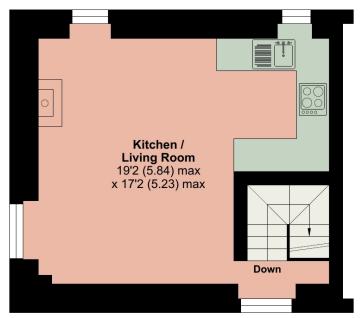
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Approximate Area = 634 sq ft / 58.9 sq m

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hacknev & Leich. 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 2023/24 being £848.30. Small Business Rate Relief may be available.

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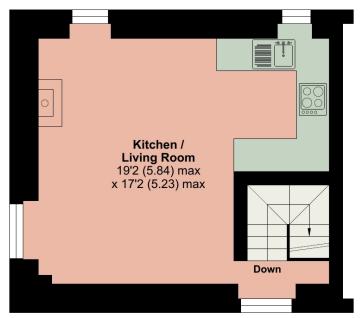
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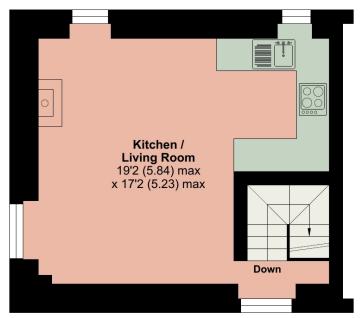
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