



Tyan Orchard Cottages, Near Sawrey  
£385,000



## Tyan Orchard Cottages

Near Sawrey, Ambleside

A well presented mid terraced cottage situated in the picturesque village of Near Sawrey in the heart of the Lake District National Park ,which is synonymous with its connections to Beatrix Potter who made her home at Hilltop. There are two excellent public houses nearby, The Cuckoo Brow Inn and The Tower Bank Arms with trout fishing providing sport in nearby Esthwaite Water. The charming honeypot village of Hawkshead provides further amenities and both Ambleside and Windermere are a short drive away, the latter being via the Windermere ferry.

The well proportioned accommodation briefly comprises an attractive entrance porch leading to the open plan kitchen, dining living space and utility room to the ground floor and three bedrooms and bathroom on the first floor. The property benefits from double glazing and electric heating.

Outside offers a corner garden with patio area and lawn and there is a parking space in front of the property with two further spaces for visitors.

The property is subject to a local occupancy clause, further information is available upon request from our Windermere office.

Please note because the property is tenanted, there are no internal pictures.

Council Tax band: D

Tenure: Freehold

## GROUND FLOOR

### ENTRANCE HALL

5' 5" x 4' 6" (1.66m x 1.36m)

Both max. Double glazed door, solid oak flooring, electric radiator, built in cupboard.

### HALLWAY

10' 5" x 6' 6" (3.18m x 1.97m)

Both max. Electric radiator, solid oak flooring.

### OPEN PLAN LIVING AREA

26' 8" x 16' 6" (8.12m x 5.03m)

Both max. Double glazed door, three double glazed windows, two electric radiators, wood burning stove, good range of base and wall units, stainless steel sink, integrated double oven, hob with extractor/filter over, integrated fridge freezer, integrated dishwasher, recessed spotlights, solid oak flooring.

### CLOAKROOM

6' 5" x 6' 3" (1.96m x 1.90m)

Both max. Electric radiator, W.C. wash hand basin to vanity, plumbing for washing machine, solid oak flooring.

## FIRST FLOOR

### BEDROOM

16' 5" x 9' 6" (5.01m x 2.90m)

Both max. Two double glazed windows, electric radiators.

### BEDROOM

10' 2" x 9' 6" (3.10m x 2.90m)

Both max. Double glazed window, radiator, loft access.

### BEDROOM

10' 2" x 6' 5" (3.09m x 1.95m)

Both max. Double glazed window, electric radiator.

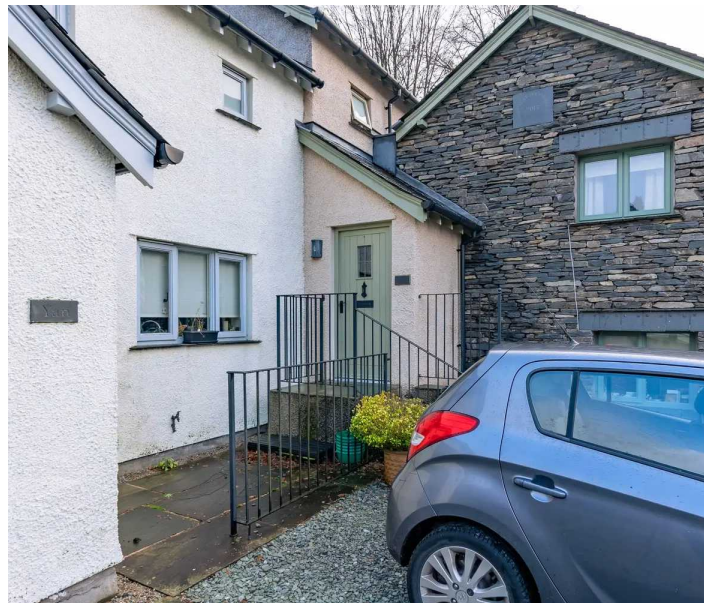
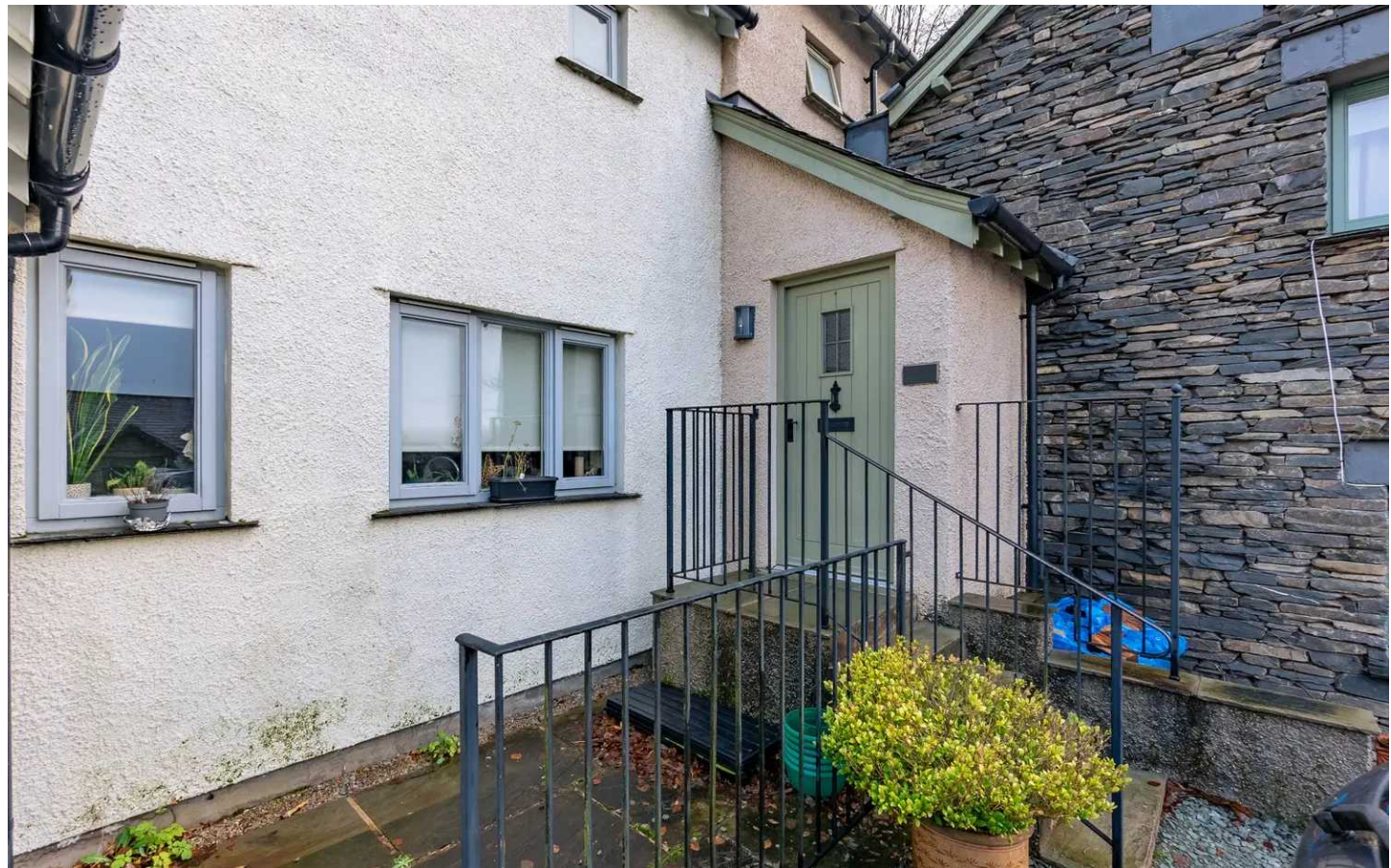
### BATHROOM

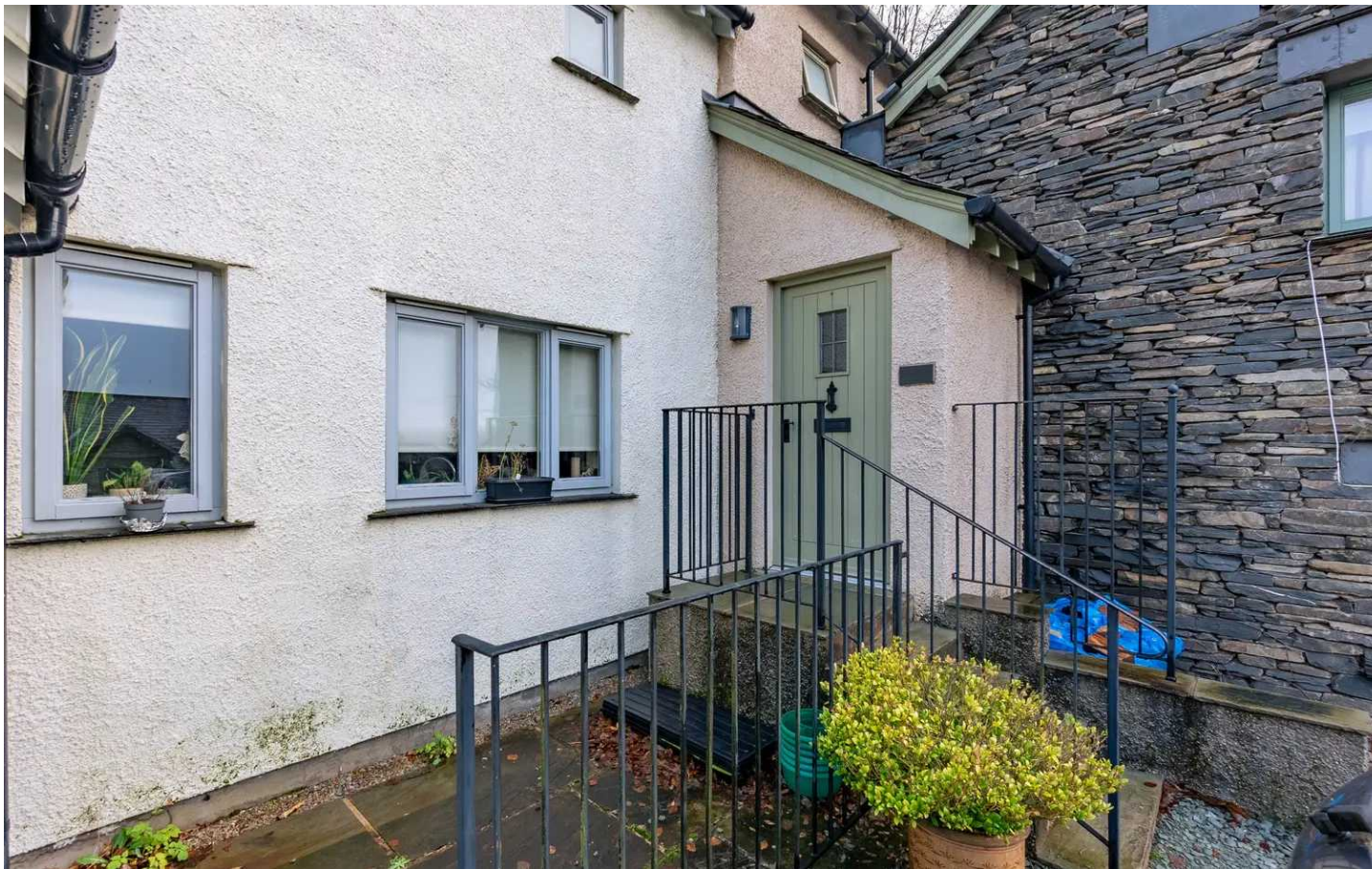
7' 1" x 6' 6" (2.17m x 1.99m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, partial tiling to walls, recessed spotlights, tiled flooring.

### LANDING

10' 0" x 6' 7" (3.04m x 2.01m)





## GROUND FLOOR

### ENTRANCE HALL

5' 5" x 4' 6" (1.66m x 1.36m)

Both max. Double glazed door, solid oak flooring, electric radiator, built in cupboard.

### HALLWAY

10' 5" x 6' 6" (3.18m x 1.97m)

Both max. Electric radiator, solid oak flooring.

### OPEN PLAN LIVING AREA

26' 8" x 16' 6" (8.12m x 5.03m)

Both max. Double glazed door, three double glazed windows, two electric radiators, wood burning stove, good range of base and wall units, stainless steel sink, integrated double oven, hob with extractor/filter over, integrated fridge freezer, integrated dishwasher, recessed spotlights, solid oak flooring.

### CLOAKROOM

6' 5" x 6' 3" (1.96m x 1.90m)

Both max. Electric radiator, W.C. wash hand basin to vanity, plumbing for washing machine, solid oak flooring.

## FIRST FLOOR

### BEDROOM

16' 5" x 9' 6" (5.01m x 2.90m)

Both max. Two double glazed windows, electric radiators.

### BEDROOM

10' 2" x 9' 6" (3.10m x 2.90m)

Both max. Double glazed window, radiator, loft access.

### BEDROOM

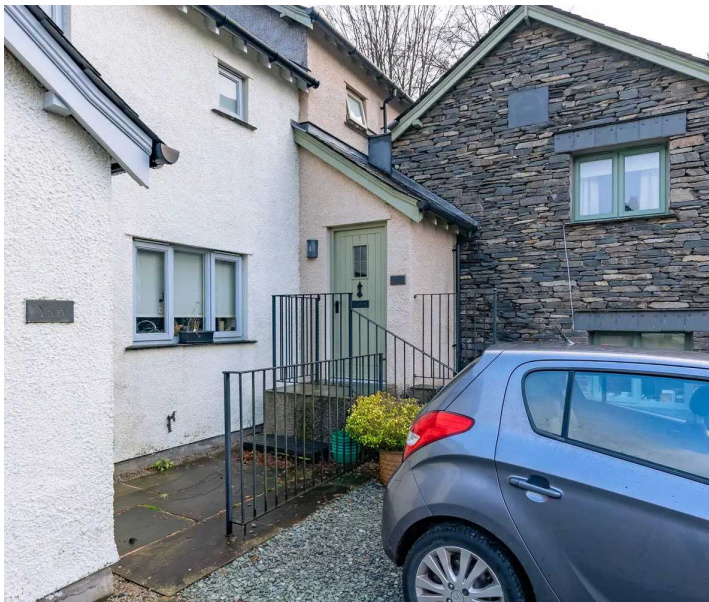
10' 2" x 6' 5" (3.09m x 1.95m)

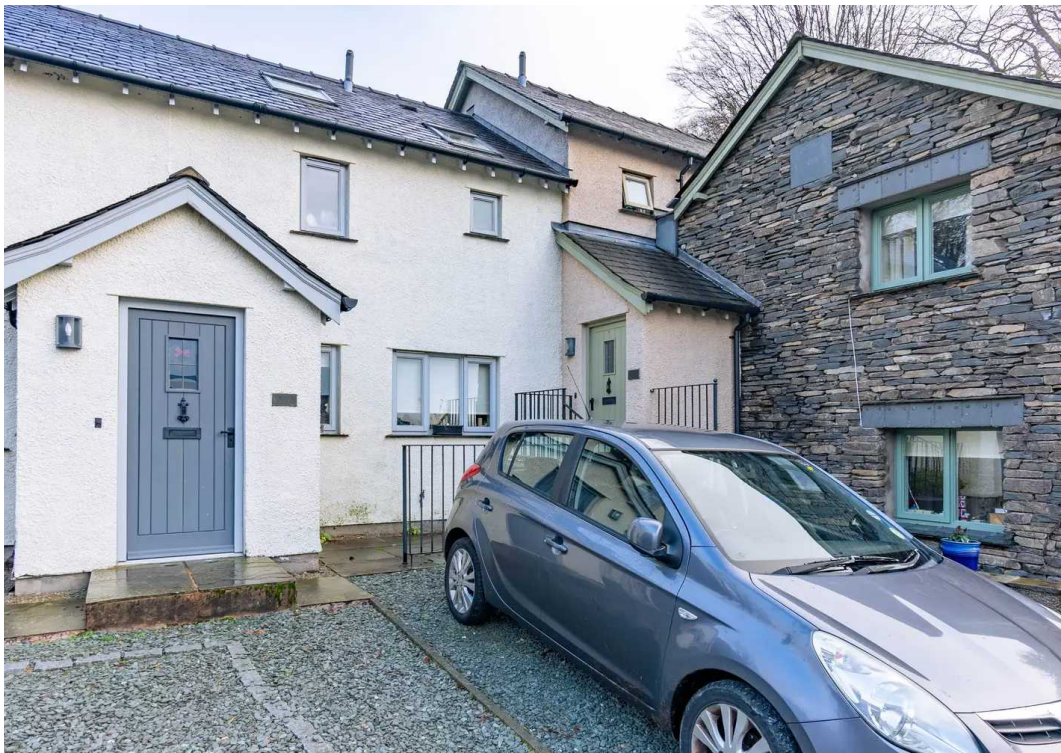
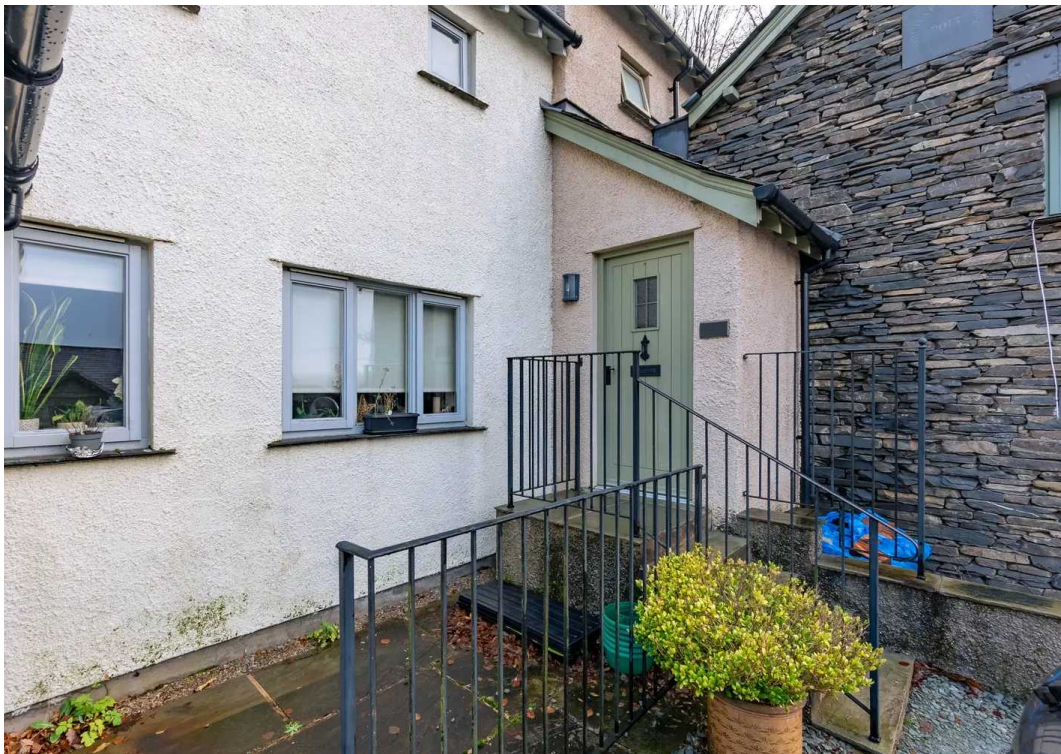
Both max. Double glazed window, electric radiator.

### BATHROOM

7' 1" x 6' 6" (2.17m x 1.99m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, partial tiling to walls, recessed spotlights, tiled flooring.





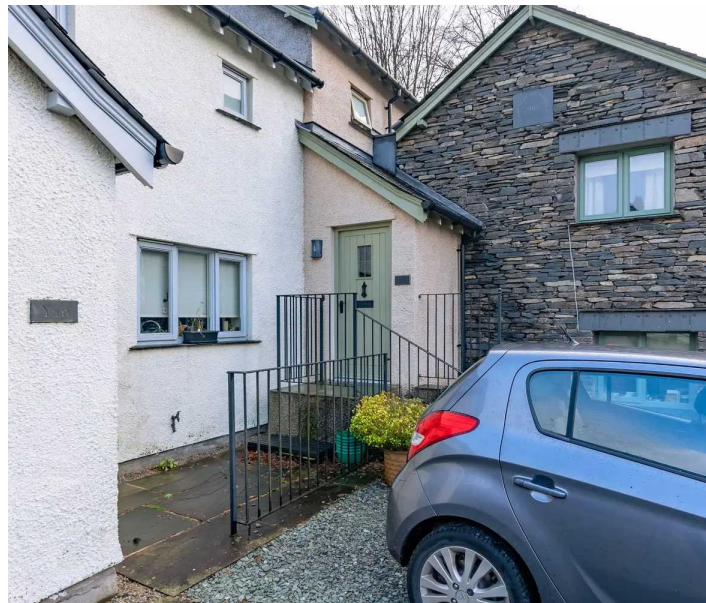
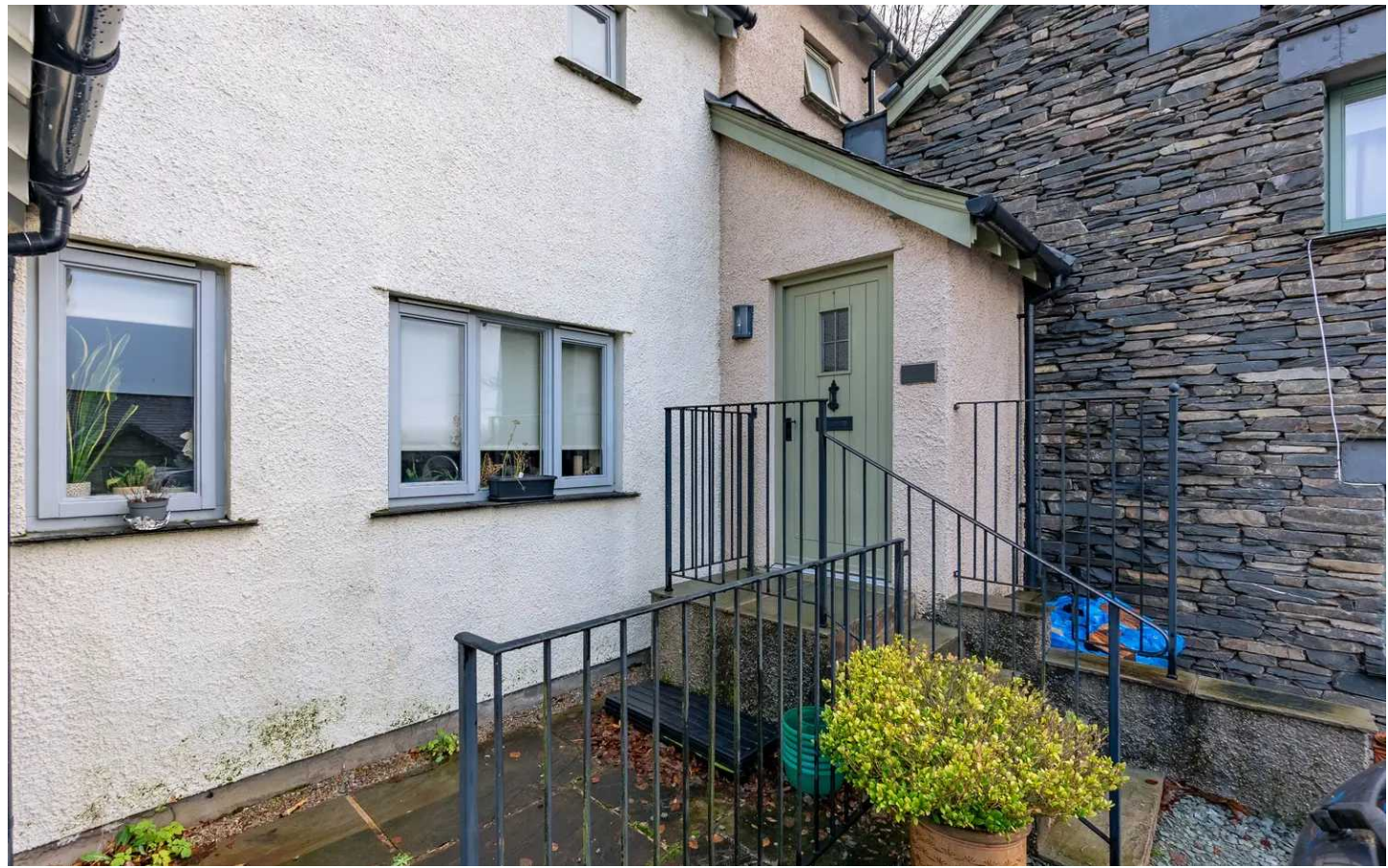
## GARDEN

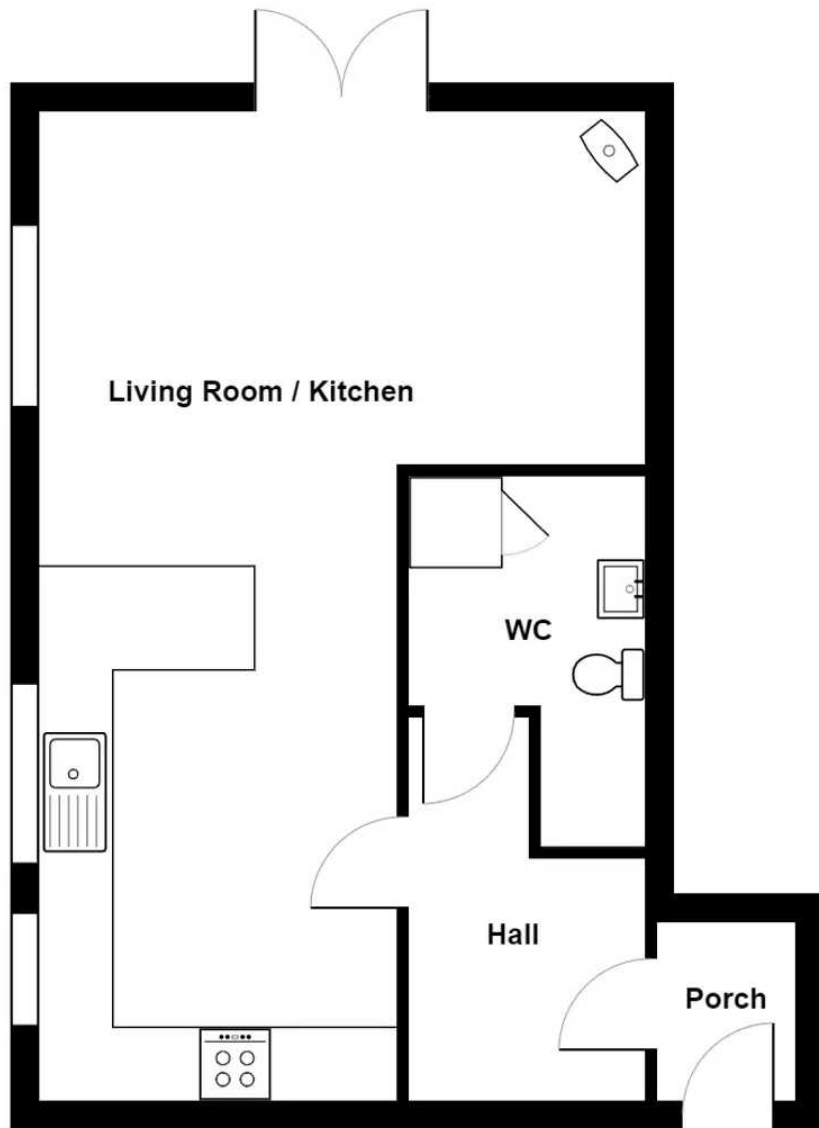
An enclosed back garden with a patio seating area and a sloped lawn with borders for planting and potted plants.

## OFF STREET

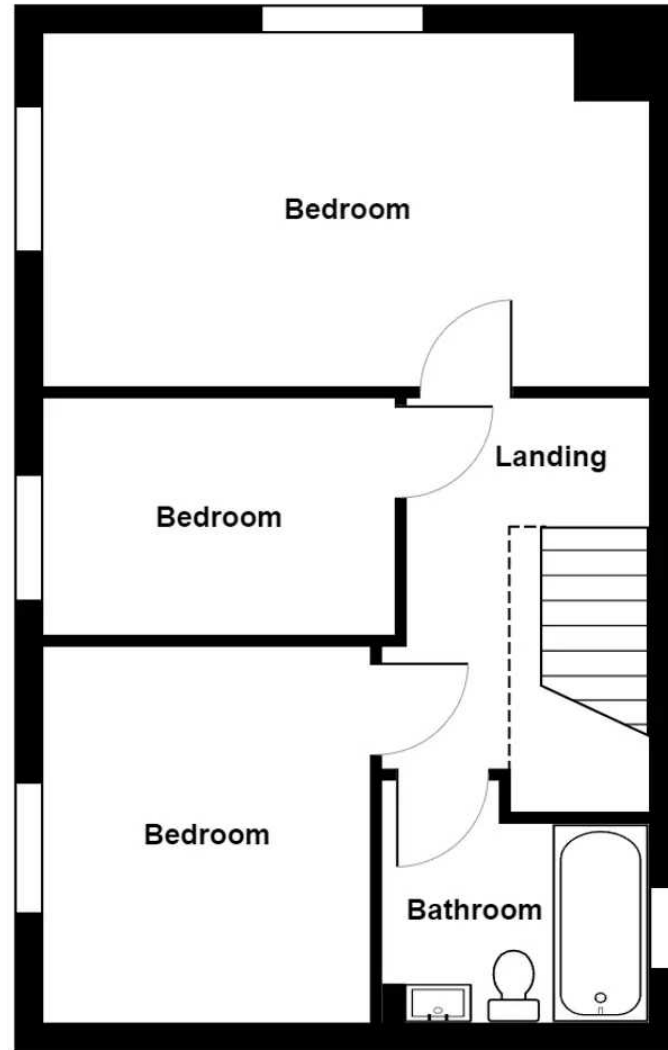
3 Parking Spaces

Driveway parking.





**Ground Floor**

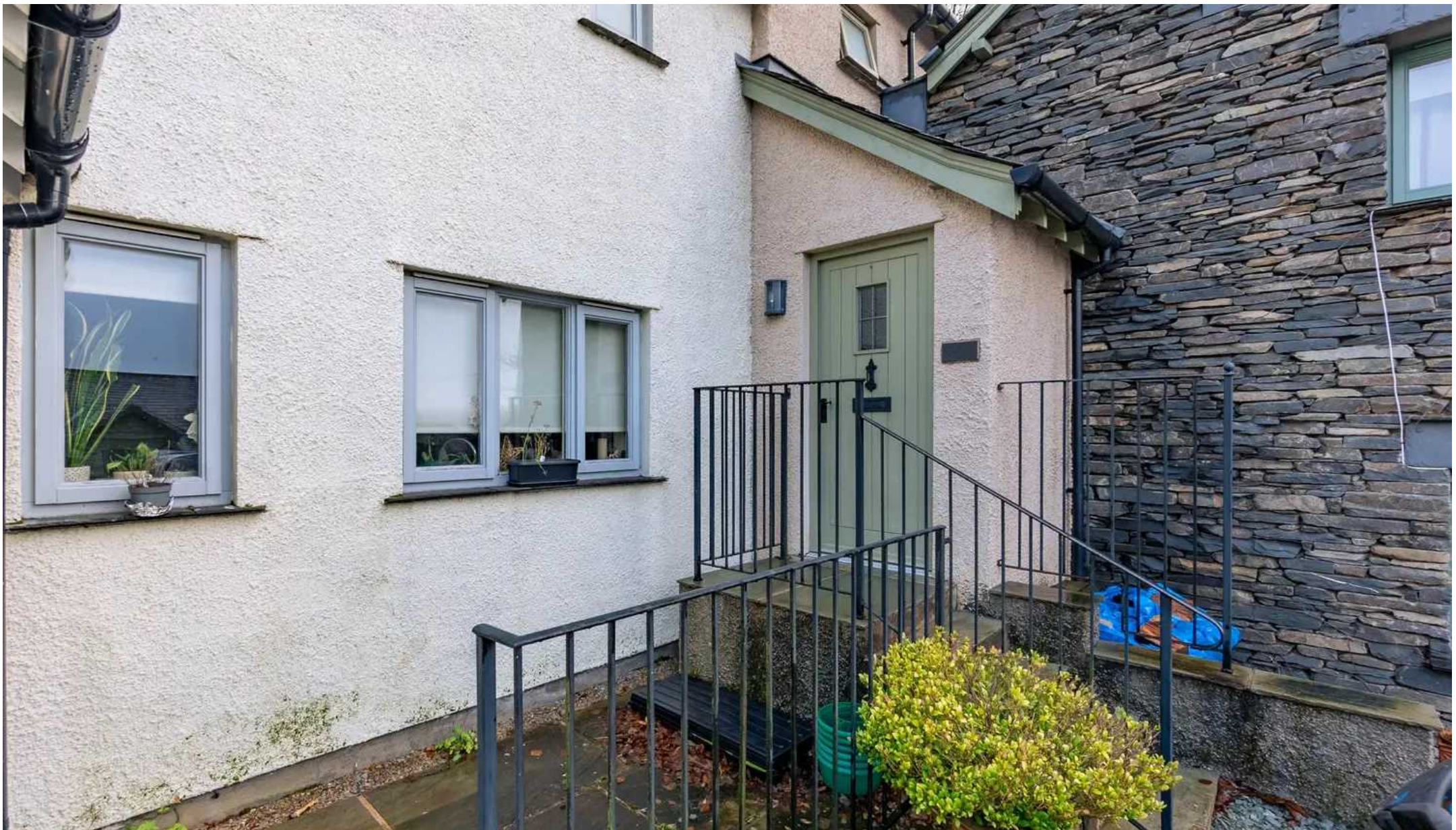


**First Floor**

Tyan Orchard Cottages, Near Sawrey

Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.



## THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermere@thwestateagents.co.uk](mailto:windermere@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

