



## Near Sawrey

**£295,000**

5 Broomriggs  
Near Sawrey  
Ambleside  
Cumbria  
LA22 0JX

Enjoying idyllic westerly views over peaceful Esthwaite Water to the fells beyond and standing in over 30 acres of beautiful shared grounds with lake frontage and rich in wildlife this splendid 2 bedroomed ground floor apartment is simply perfect.

With frontage on to Esthwaite Water, combined with the magnificent views and well proportioned accommodation this welcoming home is an ideal holiday let, weekend retreat or permanent residence in a lovely quiet yet convenient location.

Property Ref: AM3627







Sitting/ Dining Area



Bathroom



View

**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.5 is located on the Ground 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 holiday let, weekend retreat (with genuine "lock up and leave" credentials) or as a permanent home this lovely two double bed roomed ground floor apartment enjoys superb panoramic views looking south west over beautiful Esthwaite Water and the surrounding wooded slopes of Grizedale Forest. Many however may find that their eyes are naturally drawn from this point to the higher fells to the north which include Wetherlam and the iconic Langdale





Kitchen Area

Pikes. The latter are perhaps best enjoyed from the wonderful gardens and grounds which extend right down to the lakeshore and which are a real haven for a rich variety of wildlife. The fishing on Esthwaite Water is excellent, a fact obviously also recognised by the magnificent ospreys which nest here 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 1900 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 Coniston, this attractive and truly impressive building has 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 119 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 communal grounds are a true delight with a wonderful mix of natural and managed woodland interspersed with formal gardens spread over around 30 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. There are beautiful views seemingly at every turn and for the young at heart there is even 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

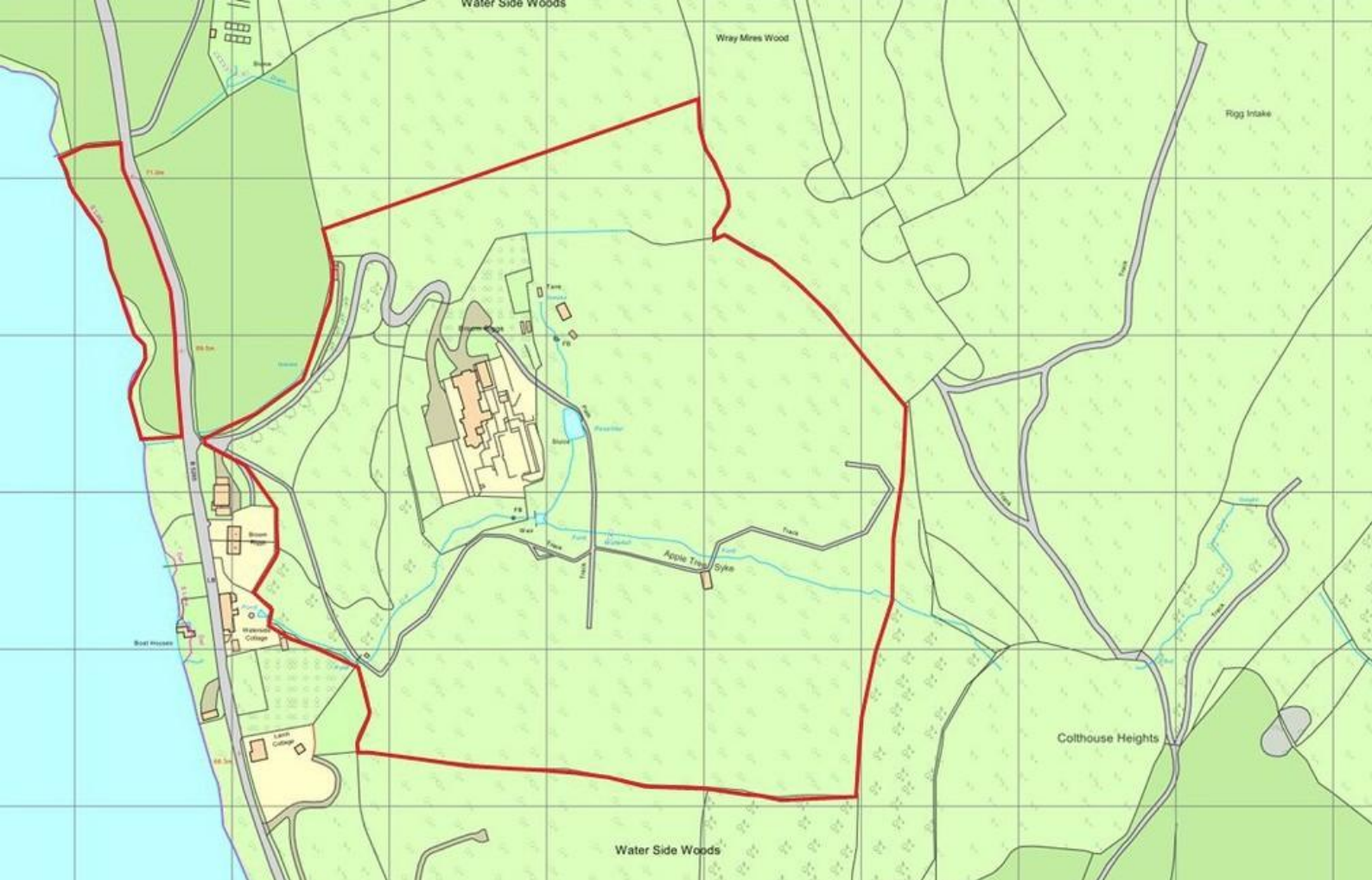


Dining Area

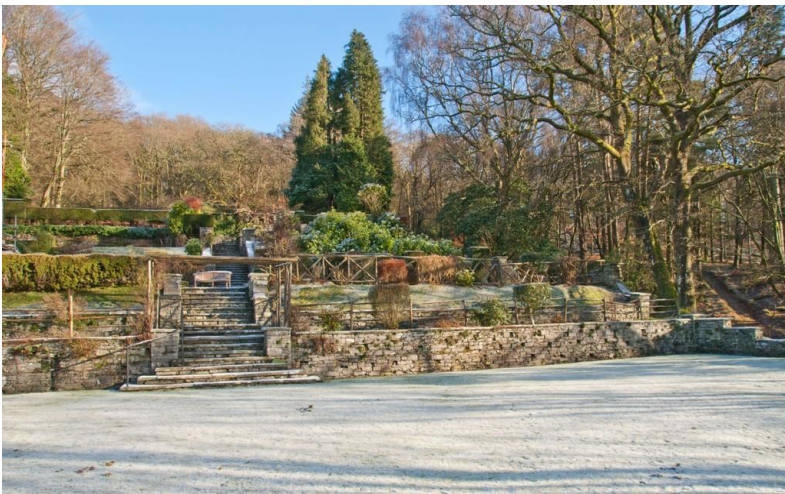


Esthwaite Water





Ordinance Survey Map Ref 00777578



Parking Area



Esthwaite Water

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 which is formed by the individual owners at Broomriggs.

All in all, this is a wonderful and unique opportunity to acquire a beautifully positioned ground floor apartment with superb views and which has been employed as a holiday let for many years which a number of guests returning year after year for reasons for which we are sure will become apparent upon viewing. Please note that in keeping with the rest of the apartments at Broomriggs, the Management Company have arranged for the windows at this apartment to be replaced in March 2019.

**Accommodation (with approximate dimensions)**

**Main Entrance** A welcoming entrance into the communal hallway, with radiator and understair storage cupboard.

**Private Entrance Hall** With ample space for the storage of coats and boots.

**Open Plan Living Room/ Kitchen** 17' 10" x 15' 4" (5.45m x 4.68m) A wonderfully light dual aspect room with a fabulous view of Esthwaite Water and the fells beyond from the bay window. The room is well balanced, having distinct kitchen, dining and relaxation areas and is ideally positioned to make the most of the view.

The kitchen area has wall and base units incorporating a stainless steel





Bedroom 1

sink and a half with drainer and mixer tap and complementary timber work surfaces. With integrated Bosch appliances including fridge, freezer, dishwasher, ceramic hob, oven and extractor hood. Also having a radiator.

**Bedroom 1** 14' 11" x 11' 9" (4.56m x 3.60m) A light and airy double room with its stunning views of the lake and surrounding countryside. With high ceiling and coving adding to the feeling of space and also having a radiator.

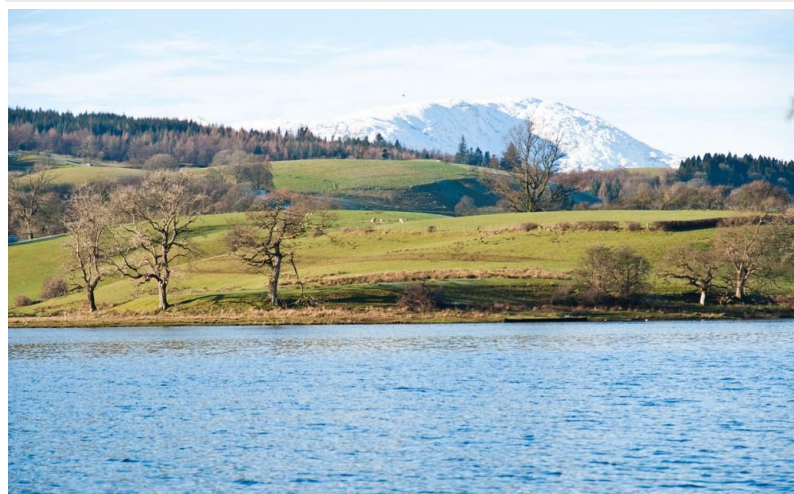
**Bedroom 2** 10' 7" x 9' 8" (3.23m x 2.96m) A high ceilinged light and airy double room, with a radiator.

**Bathroom** With tiled walls and flooring and having a modern three piece suite comprising a bath with Mira shower over, pedestal wash hand basin and WC. Also benefitting from a radiator, heated ladder style towel rail, part tiled walls, a window and a Vent Axia extractor fan.

**Outside** The communal grounds are understood to extend to something in excess of 30 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, all 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.



Bedroom 1



Esthwaite Water





Esthwaite Water



Esthwaite Water



Grounds and View

**Basement** Accessed from outside with steps leading down. CARE TO BE TAKEN AS MAY 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 each flat being individually thermostatically controlled. Drainage is to a shared private system.

**Business Rates** 5 Broomriggs has a rateable value of £4200, with the amount payable for 2018/19 being £1957.20 to South Lakeland District Council.

Small Business Rate Relief may be available.

**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 £1,516.00 a quarter (with £1111.00 being general communal costs which include the caretakers expenses, plus £405 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. Please note that pets are not allowed at Broomriggs.





Kitchen/ Living Area

**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.

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.

**Viewings** Strictly by appointment with Hackney and Leigh, Ambleside. Telephone 015394 32800

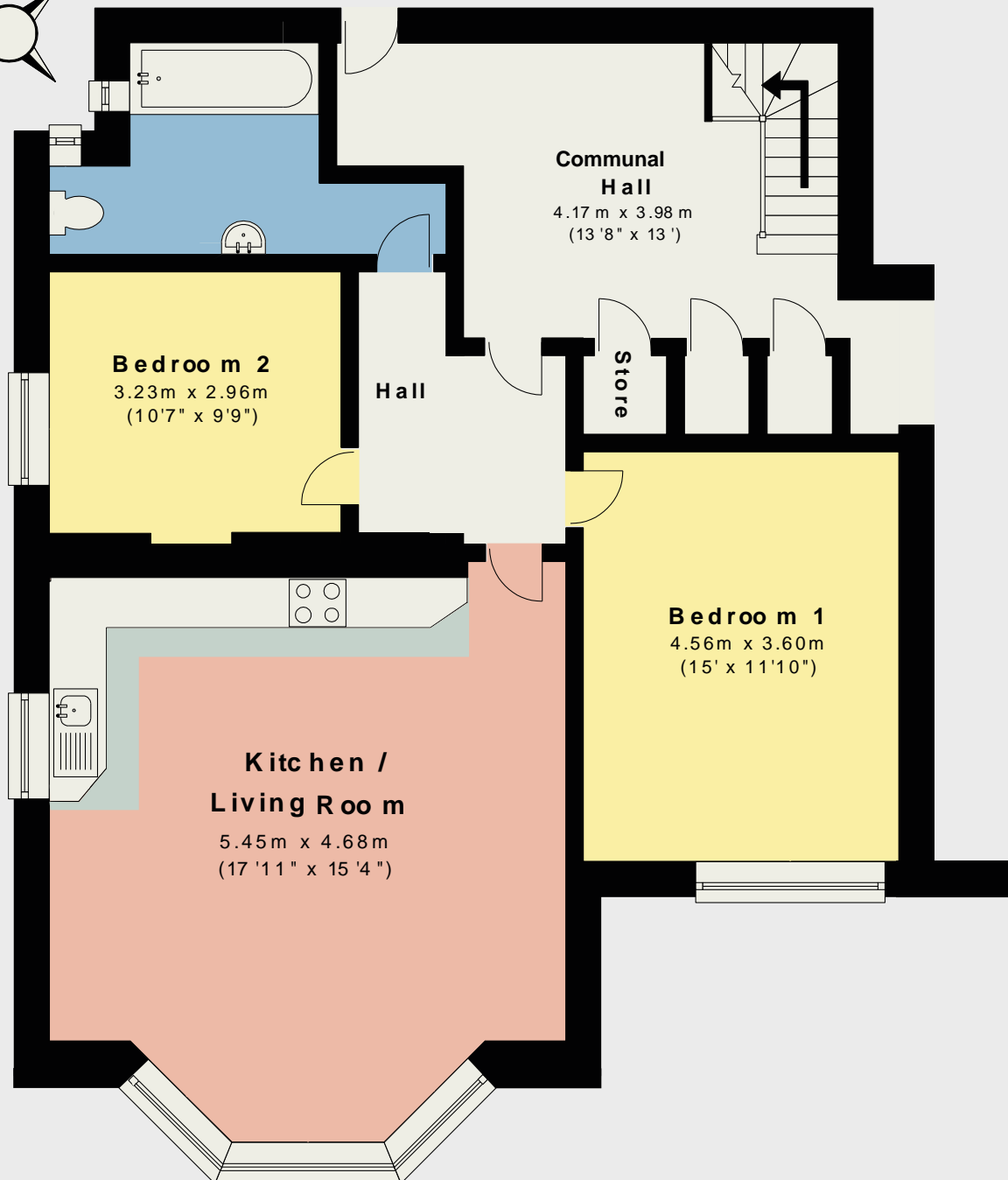
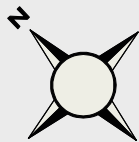
**Energy Performance Certificate** The full energy performance certificate is available to view on our website and also at any of our offices.



Grounds and View



View from Property



Total area: approx. 97.6 sq. metres (105 0.8 sq. feet)

For illustrative purposes only. Not to scale. REF: AM362 7

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.