



## Outgate

**£725,000**

Birkwray Farmhouse  
Outgate  
Ambleside  
Cumbria  
LA22 0NH

In many ways this is the quintessential Lakeland cottage; stone built, beamed ceilings, exposed roof trusses and picture postcard pretty, the twist in this instance being that a wonderful flourish of 21st century luxury has added another layer of comfort and quality. With 3 double bedrooms, 3 bathrooms, a wonderful living room, modern kitchen, utility/cloaks room, parking and gardens, not to mention superb views Birkwray Farmhouse has it all.

Quietly tucked away from the hustle and bustle and yet just a short stroll from the village pub and with a plethora of wonderful walks accessible from the doorstep this is the perfect family home, holiday let or weekend retreat.

Property Ref: AM3755







Living Room



Living Room



Living Room

**Location** Leave Ambleside village centre on the A593 signposted Coniston, taking a left hand turn signposted Hawkshead, crossing the River Brathay on the B5286. Follow this road passing the Outgate Inn on the left hand side. After 70 to 80 yards the road widens, with a layby on your left. Immediately after the layby take the left turn onto a narrow lane. Follow the lane to the courtyard beyond and Birkwray Farmhouse is situated on the right hand side of the courtyard and has ample private parking provision.

**Description** Beautifully situated, being quietly tucked away in this pretty little village, Birkwray Farmhouse is believed to have 17th century origins, and whilst an abundance of that original character remains an essential part of the appeal of this welcoming home, it is superbly complimented by stylish and thoughtful improvements throughout.

From the instant you step from the lovely covered porch into the spacious south facing living room you know that you are in for a rare treat (if you had not already guessed that on your approach). With its authentic beamed ceiling and beautiful oak flooring this dual aspect room is just so inviting that it would be understandable if you just wanted to put your feet up in front of the log burner and relax. But there is much yet to see. The adjoining fitted kitchen includes an interesting curved recess at the rear corner which presumably in bygone days accommodated an original laundry boiler. No such need today as the modern kitchen is splendidly equipped and is ably supplemented by the separate utility room to the side which also incorporates a wc and the central heating boiler. There is also a luxurious bathroom on this





Kitchen

level complete with a four piece suite which includes both a bath and an adjoining wet room style shower area.

On the first floor are three double bedrooms, the large principle bedroom having a splendid en-suite shower room, plus the stylish modern bathroom. The courtyard at the front provides ample car parking provision and there is a lovely private and sunny garden from which superb panoramic field and fell views can be enjoyed.

You can stroll from the door to the popular Outgate Inn, or explore further afield where a wide variety of delightful footpaths await and with the picturesque villages of both Hawkshead and Ambleside both within easy reach you will never be short of entertainment.

Perfect, whether you are seeking a family home (with space in which to work from home if you are lucky enough to be able to consider living and working in such a wonderful setting) a relaxing weekend retreat or a stylish holiday let, Birkwray Farmhouse is a "must see" so don't miss out.

#### Accommodation (with approximate dimensions)

**Entrance Porch** Ideal for the removal of muddy boots and coats having two slate seats.

**Living Room** A wonderful spacious area full of country charm having a beamed ceiling, a wood burning stove set on a slate hearth, attractive timber floor and wall lights. There is plenty of space in which to both relax and dine here and also having a dual



Kitchen



External Store





Patio and Garden



Patio and Garden



Garden

aspect from three windows, three double radiators and built in shelving.

**Kitchen** A modern kitchen enjoying a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and a half with mixer tap and drainer and having a range of integrated appliances including a Rangemaster stove with 5 ring gas hob and electric oven with separate grill and Rangemaster hood over, an AEG microwave, an AEG dishwasher, a refrigerator and a fridge. There is also a window, an electric wood burning effect stove, plinth electric heater, down lighters, a tiled floor and access to the courtyard.

From the Living Room a short flight of steps leads down to Inner Hall Having a tiled floor and leading to a second flight of stairs that enters into Bedroom 3.

**Bathroom 1** A luxury bathroom with a 4 piece suite comprising a walk in tiled shower cubicle with rainfall style shower and extractor fan, a bath with a mixer tap, a wash hand basin with mirrored wall over and a WC. Also having a ladder style heated towel rail, second extractor fan, tiled walls and floor and under floor heating.

Stairs from the Living Room lead to First Floor Landing Having a radiator and a beamed ceiling.

**Bedroom 1** A bright and spacious double room with lovely feature beams to the ceiling and a dual aspect from three windows, two





Bathroom 1

double radiators and built in storage.

**En Suite Shower Room** Having a walk in tiled and glazed shower cubicle with rainfall shower, a floating wash hand basin with light and mirror over and a WC. There is also an extractor fan a ladder style heated towel rail, down lights and tiled walls and flooring.

**Bedroom 2** A lovely double bedroom with feature beams, a window, double radiator and useful built in storage cupboard.

**Bedroom 3** Enjoying a dual aspect, a double radiator, a beamed ceiling and built in storage. The second staircase links this bedroom directly with the ground floor rear wing which includes the ground floor bathroom.

**Bathroom 2** Having a three piece suite comprising a bath with mixer tap, a floating wash hand basin with large mirror over and a WC. There is also a ladder style heated towel rail, a window, loft access, down lighters. Having tiled walls and flooring.

**External Utility Room** Adjoining the main property this useful lockable utility room has plumbing for an automatic washing machine, a tumble dryer vent, a separate WC, a Belfast sink, loft access, and plenty of storage space for outdoor, gardening or maintenance equipment, and also housing the new Worcester boiler.

**Outside**

**Gardens** To the side of the property is an elevated patio seating



Bathroom 1



Bathroom 2





Bedroom 1



Bedroom 1



En Suite Shower Room

area which enjoys lovely countryside views and is perfect for relaxing after a long day on the fells. There is also a lawn with shrubbery borders that gives views over the neighbouring rooftops to Latterbarrow and the beautiful surrounding countryside.

**Parking** There is ample parking within the courtyard. We understand that the courtyard in front of the property belongs to Birkwray Farmhouse and that others have rights of way over it to neighbouring properties.

**Services** The property is connected to mains electricity, gas, water and drainage.

**Tenure** Freehold.

**Business Rates** The property has a rateable value of £5,400.00 with the amount payable to South Lakeland District Council for 2020/21 being £2,651.40. Small Business Rate Relief may be available.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

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

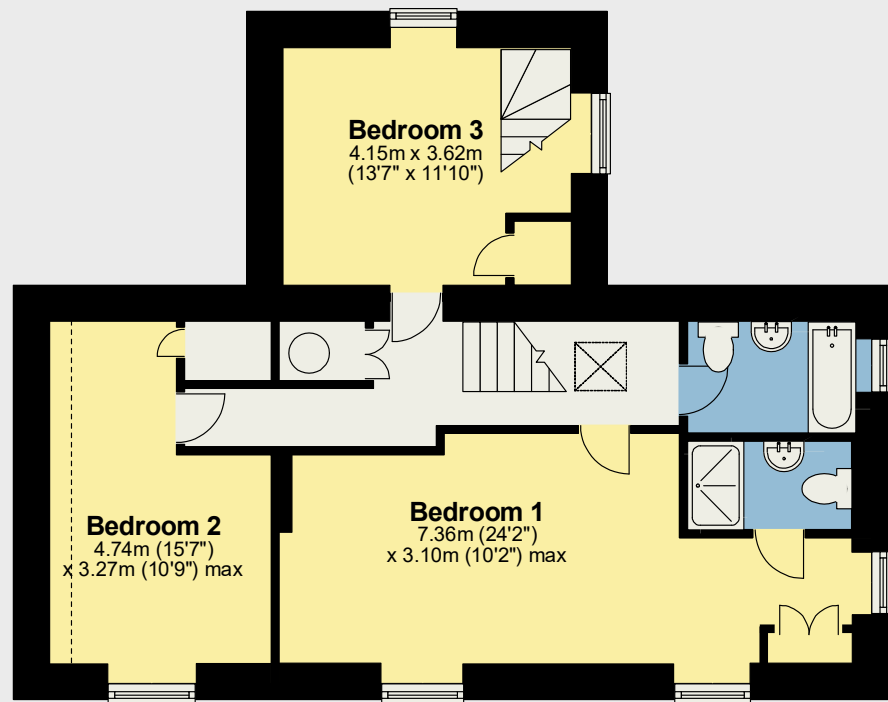




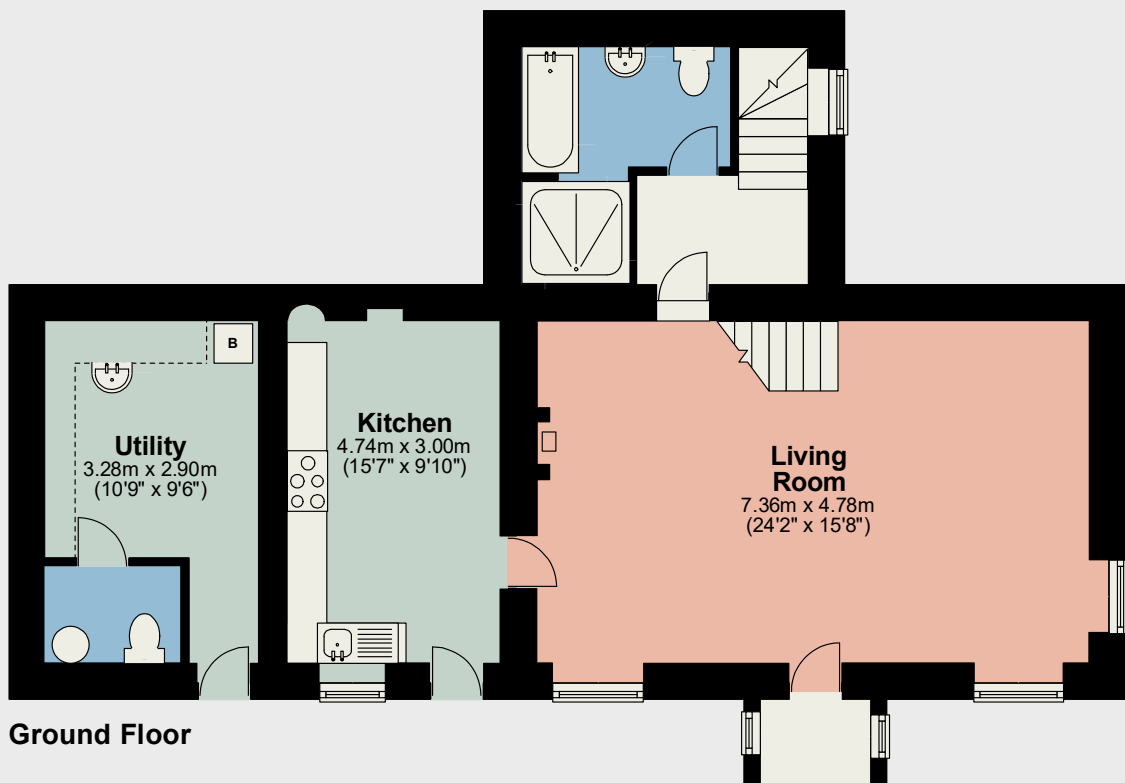
Bedroom 2



Garden



**First Floor**



**Ground Floor**

**Total area: approx. 146.4 sq. metres (1576.1 sq. feet)**

For illustrative purposes only. Not to scale. REF: AM3755

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