





# Satter Knotts

Far Sawrey, Ambleside, Cumbria LA22 0LW

Enjoying wonderful panoramic lake views, an acre of lovely gardens plus a separate plot with 30 M of lake frontage with permission to renew the jetty just a short stroll away, this delightful 5 bedroomed, 2 bathroomed detached home is simply divine, whether you are seeking a family home, a peaceful weekend retreat or a splendid holiday let.

This attractive home includes a large sitting room, an equally spacious family kitchen / dining room and three ground floor bedrooms alongside a stylish shower room plus two further first floor bedrooms with a bathroom. There is a large integral garage plus additional workshop/storage space, wonderful gardens and of course that lake frontage with planning permission to renew the jetty. Simply idyllic.

## Quick Overview

Panoramic Lake Views

30 M of Lake Frontage Nearby with

Permission to Renew the Jetty

Set in an Acre of Gardens

5 Bedrooms and 2 Bathrooms.





# Welcome

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In an area known the world over as “Lakeland” or “The Lake District” there are perhaps surprisingly few homes here which actually enjoy a really stunning lake view. Fewer still enjoy a private lake frontage, but Satter Knotts offers both, being superbly placed close to the western shore of beautiful lake Windermere.

Set in beautiful gardens of around an acre Satter Knotts also includes a wonderful separate lake shore plot which is just a short stroll away and which benefits from planning permission (reference 7/2020/5526) to replace the existing dilapidated timber jetty with one almost 17 meters long - as perfect for serious sailing or boating enthusiasts as it is for those who just love messing about on (or in) the water. Canoeing, wild swimming, sail boarding, or simply enjoying the wonderful wildlife of the lake, whatever your new lockdown hobby, this is the perfect place to develop and enjoy it.

This bright, detached home is currently a successful holiday let with Hideaways, but would equally suit as a peaceful weekend retreat quietly tucked away from the hustle and bustle, or as a welcoming family home, complete with plenty of space in which to create a splendid home office, should you be fortunate enough to be able to live and work in such idyllic surroundings.



# To the Lake Shore

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You can step from the door and walk to the lake shore (your own lake shore!) amble along quiet country lanes and footpaths further along the lake shore or over Claife, with wonderful views to the high fells, or to Beatrix Potter's house at Near Sawrey with its charming pub. Hawkshead is only a short 3 mile journey away and has a lovely selection of local shops, pubs and restaurants with the award winning restaurants of Cartmel only 10 miles away.

The nearby ferry across the lake to the busier eastern shore where the delights of Bowness and Windermere await. This vehicular ferry also makes commuting south or north that much easier and quicker should "Head Office" still demand your presence some of the time, although slipping quietly away down the flank of the western shore of the lake must be almost equally tempting. A separate foot passenger ferry also links to numerous other points around this iconic lake, including all the way up to Ambleside in the north.

The thoughtfully extended accommodation includes a ground floor entrance hall which gives access to a splendid L - shaped living room with picture windows looking out over the lake, views matched by those to the front of the large triple aspect family kitchen. There are three bedrooms at this level, one double and two single, along with a stylish house shower room, with two further double bedrooms and a bathroom above. Below is a large garage with great home-office potential, supplemented by two large store or workshop areas.

The garage area could be re-designed to create more living space, and subject to consent being obtained, there is plenty of garden space in which to further extend the accommodation if desired, although (whisper it quietly as the house is simply lovely as it is) some might even wish to consider completely replacing the existing building with a dream home of their own design (the location is that good).

There is only one way to find out if Satter Knotts is indeed your dream home - and that is to come and see for yourself.





# Ground Floor

## Specifications

Sitting Room  
16' 7" x 19' 4" (5.08m x 5.9m)

**Entrance Hall** Having a double radiator and plenty of space for the removal and storage of muddy boots and coats.

**Sitting Room** Enjoying spectacular views of Lake Windermere from the full length windows and having patio doors giving access to the balcony, a picture rail, two radiators and a stone and slate fireplace with timber mantle.

**Balcony and Terrace** The balcony merges with the terrace and can be accessed from the sitting room or dining room. This is the perfect place for enjoying a morning coffee or evening glass of wine whilst appreciating the peace and beauty of your surroundings. The balcony also has an integral covered storage area below.



# Family Kitchen

## Specifications

Family Kitchen / Dining Room  
23' 6" x 16' 1" (7.18m x 4.92m max.)

**Family Kitchen / Dining Room** A bright and spacious room offering both wonderful views to Lake Windermere and the surrounding countryside from the full length windows, and having space for all of the family to dine together or to entertain and impress your friends in comfort.

There is an array of wall and base units including part-glazed display cabinets all with complementary work surfaces, an integrated Bosch dishwasher, Bosch double oven with 4 ring electric hob and a hood over, sink with drainer, access to the terrace, a triple aspect, a picture rail, two radiators and a storage cupboard with motion sensor light and built in shelving. Sliding doors open onto the terrace. with plenty of space for alfresco dining overlooking the lake.





# Bedroom Delights

## Specifications

- Bedroom 3**  
8' 4" x 10' 9" (2.55m x 3.3m)
- Bedroom 4**  
7' 3" x 8' 0" (2.21m x 2.46m)
- Bedroom 5**  
8' 4" x 7' 10" (2.55m x 2.39m)



**Bedroom Three** Currently utilised as a twin bedroom and enjoying lovely lake views and having a radiator.

**Bedroom Four** A single room with a window, a radiator and built in wardrobe.

**Bedroom Five** A single room with wonderful lake and country views and having a radiator and built in storage cupboards.

**Shower Room** Having a stylish, modern three piece suite comprising a large glazed and tiled shower cubicle with rainfall shower and separate hand held shower attachment, a WC with dual flush and a concealed cistern and a floating wash hand basin with mirror, light and shaver point over. There are two opaque windows, an Icon extractor fan, a ladder style heated towel rail and tiled walls and flooring.

**Storage Cupboard 1** A single room with wonderful lake and country views and having a radiator and built in storage cupboards.

**Storage Cupboard 2** With useful built in shelving and coat hooks.



# First Floor

**Stairs** With a window and leading to

**Landing** With loft access.

**Bedroom 1** A double bedroom with useful built in storage cupboards incorporating a vanity unit with a wash hand basin with a mirror and shaver point over and storage below. There is also under eaves storage, a radiator with towel rail over and a window over looking the garden giving winter glimpses of the lake.

**Bedroom 2** Currently utilised as a twin bedroom and having a window overlooking the garden.

**Bathroom** Having a three piece suite comprising a shaped bath with rainfall shower over and separate shower attachment, a WC with dual flush and concealed cistern and a wash hand basin with storage cupboard below. There is also a window with views to the surrounding fields, a shaver point, an illuminated mirror, an extractor fan, a ladder style heated towel rail and a useful storage cupboard

## Specifications

### Bedroom 1

16' 6" x 9' 7" (5.05m x 2.94m)

### Bedroom 2

8' 8" x 11' 0" (2.66m x 3.36m)





# Outside

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**Garden** The garden extends to approximately one acre and is largely areas of lawn with natural tree, hedge and shrub borders and having a large patio that is perfect for alfresco dining and allows panoramic views to Lake Windermere and the surrounding fells and countryside including Shipman Knotts, Tarn Crag and Grey Crag.

**Lake Frontage** The property enjoys wonderful lake frontage of some 26 M (approximately) onto Windermere with a now dilapidated jetty which enjoys planning permission (reference 7/2020/5526) to renew with one of almost 17m length. There is vehicular access to the western boundary of the plot, and beyond to a car parking and turning area although this lane does get more difficult further along during winter conditions. The plot is only a short stroll from the house.

**Garage / Utility** Also providing utility room space as well as a store for outdoor equipment having plumbing for an automatic washing machine, a stainless steel sink with drainer and cupboards below, light and power points, a separate cold water tap for hosepipe attachment, two windows. There are two further lockable separate store rooms (4.4 M x 3.3 M and 2.58 x 2.57 M respectively), one of which houses the Worcester boiler.

**Parking** In addition to the garage there is off road parking provision for multiple vehicles on the drive way.

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# Important Information

**Services:**

The property is connected to mains electricity, water and drainage with oil fired central heating.

**Council Tax Band :**

Band G - South Lakeland District Council.

**Energy Performance Certificate:**

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

**Tenure:**

Freehold.



# Floorplan & Boundary Map



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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## Directions

**Satter Knotts, Far Sawrey, Ambleside, Cumbria LA22 0LW**

Surrounded by lovely open countryside and enjoying superb views over Lake Windermere, Satter Knotts is located just a few minutes stroll from the lake shore on the quieter western side of lake Windermere. The car ferry, which is a 10 minute walk away, 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 by ascending the hill and taking the left hand turn at the signage for the ferry (do not take the earlier left hand turn to Cunsey), just before reaching the brow of the hill. Follow this road for approximately 100 yards and Satter Knotts is on the right hand side.

If you do not wish to take the ferry, the property can also be reached from the south by taking the A590 to Newby Bridge. Then turn right over the bridge, following the Hawkshead sign. After 3 miles take the right turn at the sign for Graythwaite Hall and follow the road to Cunsey and then right again for the ferry. After Brant How keep left at the fork at Round Table and Satter Knotts sits in an elevated position immediately beyond on the left hand side.

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. At the ferry sign, approaching from Ambleside take the right hand turn (left hand turn if approaching from the ferry) and the property can be found on the right hand side after approximately 100 yards, immediately before the neighbouring property's (Round Table) green double garage doors.

## Viewings

Strictly by appointment with Hackney & Leigh Ambleside Office.

**To view contact our Ambleside office:**

Call us on 015394 32800

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