



Far Sawrey

£575,000

Brimstock, Far Sawrey, Ambleside, Cumbria, LA22 0LQ

A truly wonderful property, this 2 bedrooomed, 1 smaller bedroom/study and 1 bathroomed semi detached Lakeland stone cottage is rather special. With an enchanting garden this delightful home is a once in a lifetime opportunity.

Superbly placed just a short walk from The Cuckoo Brow Inn and with a variety of beautiful walks accessible quite literally from the doorstep, this distinctive cottage will make the perfect family home, weekend retreat or holiday let.

Quick Overview

Semi-detached stone built Lakeland cottage
2 bedrooms, 1 smaller bedroom/study and 1
bathroom

Family kitchen with dining area

Light and airy living spaces

Very well stocked garden

Fully renovated in 2010

Peaceful location

Fell walks from the doorstep

Parking on the lane outside the cottage

Superfast Broadband available



2



1



1



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Superfast
Broadband
Available



Parking for 2 on
the lane

Property Reference: AM4068



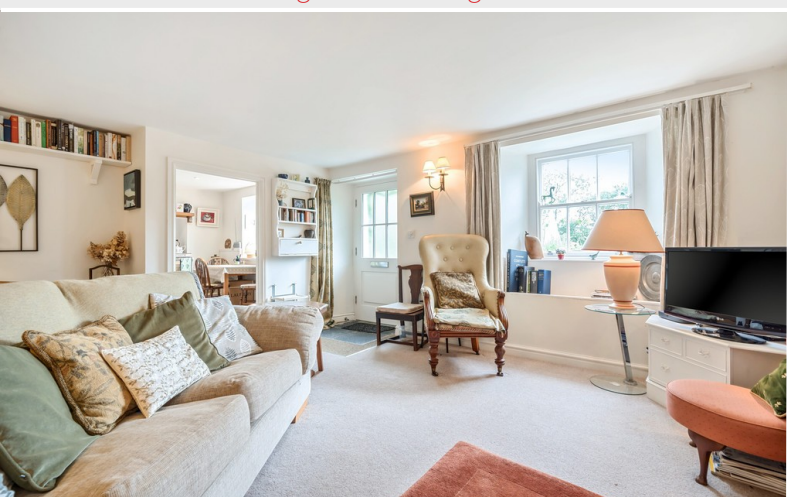
Cosy Living Room



Living Room



Dining Area in Living Room



Living Room

This exceptional Lakeland two/three bedroomed stone cottage is full of character. The living room welcomes you in with the open fire set upon its slate hearth being a real focal point to the room. With window seat from where to admire the garden and countryside views beyond, and space to dine, all just perfect for gathering and relaxing with friends and family. There are quirky display alcoves, and a spacious under stair cupboard for additional storage.

The dual aspect kitchen beyond is fresh, bright and airy and also has space to dine, situated close to the electric Everhot range cooker (with induction hob) this is a cosy spot for meals or tackling paperwork, though the garden views may prove somewhat distracting! Having wall and base units with complementary work surfaces incorporating a stainless steel sink and a half with drainer and mixer tap. A useful deep window recess and additionally there is a deep pantry cupboard. Integrated Hoover appliances include an automatic washing machine and a dishwasher.

Upstairs is a landing with fabulous additional storage space and cupboards, and characterful display alcove recess. Access to the loft space here also leads to a further storage area. This roof space is boarded out and has a double layer of sheep's wool insulation and has potential for converting (subject to any necessary building consent).

The main bedroom is a spacious double having integrated wardrobes and a charming window seat with both garden and fell views. There is a shelved alcove as well as a recessed cupboard. The second bedroom is in use as a twin, again benefitting from a window seat almost forcing one to pause, relax and admire the views. A stone lintel has been left exposed here, making a beautiful feature. The smaller third bedroom could also be a home office for those lucky enough to work from home in such special surroundings.

The bathroom with its underfloor heating - a real treat for bare feet, is wonderfully light with its roof light which supplements the window letting light stream in. Having a three piece suite comprising panel bath with Mira shower over, wash hand basin set over a vanity style unit and WC. Additionally there is a heated ladder style towel rail and an airing cupboard (water tank newly installed in 2010).

Accessed from the landing is a WC cloakroom tucked away - perfect for when guests are staying.

Outside is a very well stocked garden with herb bed near the front door, and a sun trap of a terrace - where precious characterful blue slate flags from inside the cottage have been cleverly and thoughtfully laid. A case of history beneath your feet as you sit with a morning coffee, or perhaps a glass of something cool at the end of the day. Hiding beneath the privet hedge is an ancient flag wall, a local feature, now something of a rarity and to be treasured. The stone old washhouse (known as Toad Hall) has power/ light points and a WC and is ideal for storage of garden tools, alongside which there is a dedicated wood storage area (the Old Privy), and a lean to potting shed. The spacious shed attached to the house at the rear has an original door with framed area showing carvings of



Kitchen



Kitchen



Bedroom 1



Bedroom 2



Bedroom 2



Office/Bedroom 3

some historical interest - only recently discovered. The current owner parks at the top of the lane alongside the garden where there is space for 2 cars. The parking provision could be improved by cutting back vegetation and the Beech hedge.

Whether you are seeking a successful holiday let, a peaceful weekend retreat or a comfortable family home, Brimstock has everything you might desire, come and see.

Location Surrounded by lovely open countryside and enjoying superb fell views, Brimstock is located less than a mile from the lake shore on the quieter western flank of Lake Windermere. A superb variety of wonderful walks and cycle routes including those to Claife Heights and The Tarns are immediately accessible from the doorstep, not to mention a highly regarded Lakeland inn just an easy stroll down the lane. Brimstock is perfect whether you are seeking a welcoming home (with home work space potential) a peaceful weekend retreat or a popular holiday let in Beatrix Potter country.

The car ferry connects Far Sawrey with a point on the eastern shore just one mile south of Bowness, with the market town of Kendal just beyond. Closer to home is Hawkshead, idyllically placed at the northern end of Esthwaite Water and Grizedale forest, perfectly placed roughly midway between the beautiful lakes of Windermere and Coniston Water.

Hawkshead is a most picturesque village, blessed with a delightful combination of traditional squares, intriguing alleyways and offering a charming variety of highly regarded shops, cafes and traditional Lakeland inns, and if this isn't enough, all that Ambleside has to offer is not far away.

Accommodation (with approximate dimensions)

Living Room 15' 8" x 13' 5" (4.78m x 4.09m) With stairs to first floor.

Kitchen 16' 9" x 9' 6" (5.11m x 2.92m)

First Floor

Bedroom 1 11' 10" x 11' 10" (3.63m x 3.61m)

Bedroom 2 11' 10" x 10' 0" (3.63m x 3.05m)

Bedroom 3/ Study 7' 10" x 6' 5" (2.41m x 1.98m)

Bathroom

Outside

Store 16' 2" x 8' 5" (4.95m x 2.57m) Accessed externally.

The Old Washhouse - Store 8' 9" x 6' 0" (2.69m x 1.83m)

Lean to potting shed 4' 9" x 4' 5" (1.45m x 1.35m)



Garden



Garden



Ordnance Survey Map Ref - M4P-01216037



Terrace Area and Garden



Garden

Old Privy Woodstore 4' 9" x 3' 10" (1.45m x 1.18m)

Property Information

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

Tenure Freehold

Council Tax Westmorland and Furness District Council - Band C

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

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

NOTES

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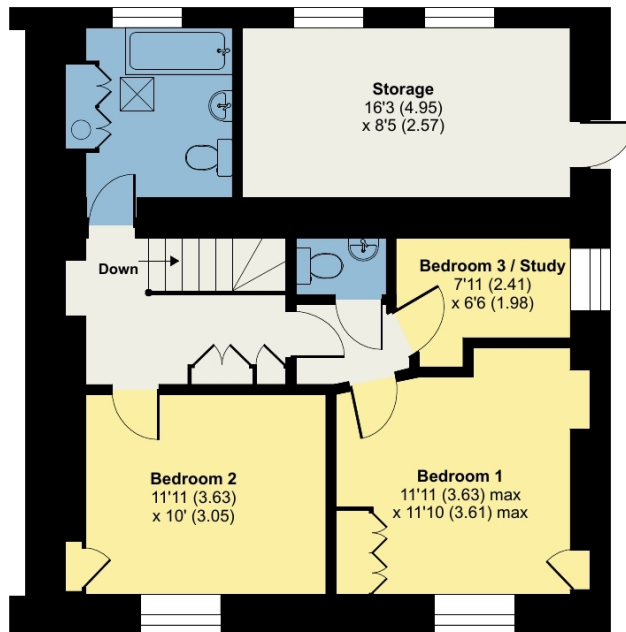
Brimstock, Far Sawrey, Ambleside, LA22

Approximate Area = 927 sq ft / 86.1 sq m

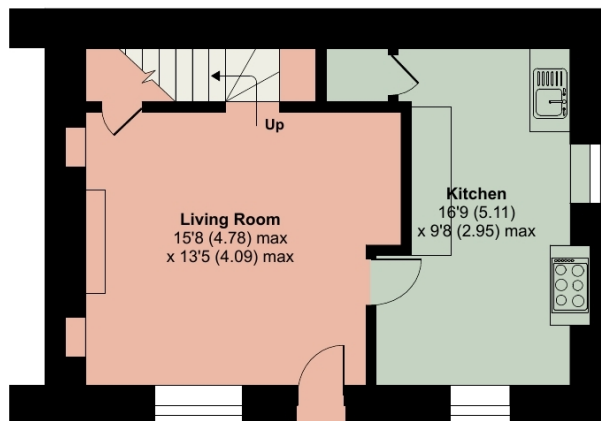
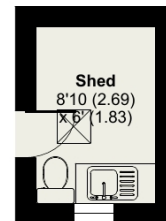
Outbuilding/Shed = 57 sq ft / 5.3 sq m

Total = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Hackney & Leigh. REF: 1159069

Directions 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. Brimstock can be found just after the Cuckoo Brow Inn and then the old BT phone box (defibrillator). Brimstock is up the lane which runs briefly parallel to the road to the ferry. Then a slight bend and the gate for Brimstock is up at the top, on the left under the beech arch. Alternatively there is parking at the Braithwaite Hall opposite the start of the lane, and walk up

What3Words ///train.ample.ideals

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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