



1 Bryers Brow, Far Sawrey
£525,000



1 Bryers Brow

Far Sawrey

A semi-detached property set within the hamlet of Far Sawrey and occupying a stunning position. The position is superb with scenic walks literally from the doorstep leading onto Claife Heights or into the nearby villages of Near and Far Sawrey which are synonymous with their 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. For mountain bike enthusiasts the trails in Grizedale Forest are a few miles away and sailing can be found on Windermere.

Nestled in the heart of the picturesque Lake District National Park, this 3-bedroom detached semi-detached house offers a unique opportunity for a renovation project with breath-taking views of the surrounding countryside. The property boasts two reception rooms including a sitting room and a dining room. The ground floor also features a kitchen, convenient utility room and a three-piece suite bathroom.

Upstairs, you will find three generously sized double bedrooms, offering ample space for a growing family or visiting guests. Outside, the property boasts gardens to both the front and rear, complete with outbuildings, an outside W.C., and a slate-built outhouse, providing plenty of storage space and potential for outdoor activities. The rear garden is a true oasis, featuring lush lawns, well-established trees and hedges, and far-reaching views, while the front garden is beautifully maintained with a Lakeland stone wall, creating a charming outdoor space. Furthermore, there is driveway parking for up to three vehicles, ensuring convenience for residents and guests alike.

Offering a rare combination of character, potential, and stunning natural surroundings, this property presents a unique opportunity for those looking to create their dream home in a highly sought-after location. Whether you are seeking a peaceful retreat or a base to explore the wonders of the Lake District, this property truly has it all. Don't miss your chance to own a piece of countryside paradise with this charming renovation project.

- Traditional Lakeland stone semi-detached home
- Stunning views of the countryside
- Two reception rooms with a sitting room and dining room
- Sold with no ongoing chain.
- Three double bedrooms on the first floor
- Large rear garden with breathtaking views
- Three piece suite bathroom on the ground floor
- Renovation project
- In the heart of the Lake District National Park
- Ample parking for three vehicles

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING G

SERVICES

Mains electric, mains water, septic tank

COUNCIL TAX: BAND E

DIRECTIONS

From Ambleside take the B5286 to Hawkshead, pass the village and turn left onto the B5285 continuing through Near and Far Sawrey. Carry on down the road where it bares round to the right and then left and number 1 Bryers Brow can be found on the right.

WHAT3WORDS: thuds.dubbing.difficult





GROUND FLOOR

ENTRANCE HALL

9' 11" x 6' 0" (3.02m x 1.83m)

SITTING ROOM

13' 2" x 12' 2" (4.01m x 3.72m)

DINING ROOM

12' 2" x 10' 6" (3.71m x 3.19m)

INNER HALLWAY

4' 8" x 3' 9" (1.41m x 1.15m)

KITCHEN

11' 8" x 7' 0" (3.56m x 2.14m)

BATHROOM

7' 4" x 6' 6" (2.24m x 1.99m)

UTILITY ROOM

5' 4" x 5' 2" (1.63m x 1.58m)

FIRST FLOOR

LANDING

6' 0" x 4' 0" (1.82m x 1.23m)

BEDROOM

13' 1" x 12' 3" (4.00m x 3.74m)

BEDROOM

13' 1" x 10' 6" (4.00m x 3.20m)

BEDROOM

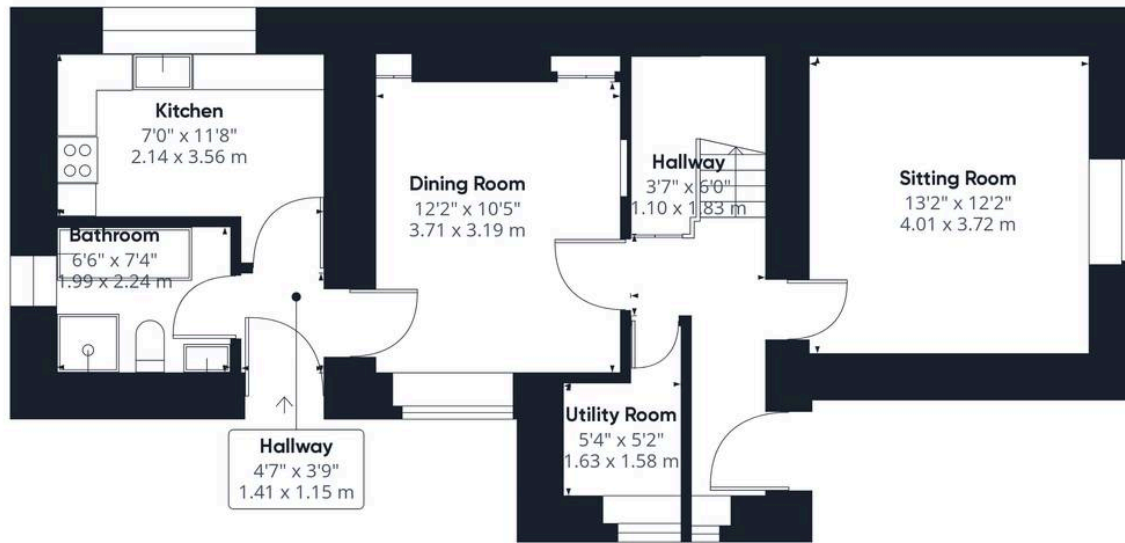
9' 2" x 8' 11" (2.80m x 2.71m)











Ground Floor



Floor 1



Approximate total area⁽¹⁾

1003.72 ft²
93.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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