



## Coniston

**£199,000**

The Buttery  
Little Arrow  
Coniston  
Cumbria  
LA21 8AU

The perfect, easily managed holiday let or lock-up-and-leave weekend retreat, The Buttery is a delightfully converted former barn, built in stone and slate and enjoying a very pleasant outlook and including an open plan bed sitting room/kitchen and a large modern shower room. There is a sweet patio garden, private car parking and superb access to the lake shore and high fells alike.

You can step from the door and stroll down to Coniston water or hike into the very heart of the Coniston Mountain range without having to trouble the car. Simply perfect.

Property Ref: AM3814



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Living Area



Patio Area

**Location** From Ambleside take the A593 road to Coniston. Proceed into Coniston on Yewdale Road continuing over the bridge and out of the village for approximately 1.75 miles and the property can be found on the right hand side at the beautifully named hamlet of Little Arrow, just prior to St Luke's Parish Church. There is a car parking space in front of the cottage.

**Description** Are you looking for the perfect weekend retreat, bolt-hole or an easily managed holiday let? The Buttery might just be the answer to your dreams. Converted from a former barn (or most probably the buttery for the nearby farmhouse) this sweet little cottage has been tastefully created in the most delightful of settings.

You can step from the door and within minutes be at the lapping

shore of beautiful Coniston Water, whilst an admittedly more strenuous hike can take you into the very heart of the dramatic Coniston mountain range to the west - all without having to move the car from its berth in the car parking space provided. Nearby Coniston village and Torver provide for all of your daily needs, refreshment and entertainment if having the beautiful National Park on your doorstep alone is not enough.

Enjoying a very pleasant outlook this bungalow style cottage includes an open plan bed sitting room complete with a kitchen area supplemented by a large modern shower room. There is an easily managed patio style garden to the front and private car parking.

A successful holiday let and perfect as a weekend retreat, The Buttery is not one to miss.

**Accommodation (with approximate dimensions)**

**Covered Porch** This large covered porch creates a sheltered entrance to the property, it has an outside light, and is shared with The Barn.

**Open Plan Living Area** 19' 3" x 17' 5" (5.89m max x 5.31m max) This cosy welcoming dual aspect room enjoys exposed beams and a pleasant aspect and includes;

**Kitchen Area** Which is neatly equipped with a range of attractive wall and base units topped with complementary work surfaces and includes an inset sink unit, Diplomat ceramic hob set over a Diplomat electric oven with Bosch extractor hood over.



Open Plan Living Area

**Bedroom/ Sitting Room Areas** Having a contemporary electric fire set upon a slate hearth with exposed stone fireplace surround, perfect for cosy nights in, with two Kyros Rointe electric radiators for additional warmth and a pleasant outlook.

**En Suite Shower Room** Having tiled walls and exposed timbers with a three piece suite comprising a Mira shower within a large glazed unit, a wash hand basin set within a vanity style unit, and a WC. Benefitting from a heated ladder style towel rail/radiator and an extractor fan. There is also a useful integrated storage cupboard.

#### Outside

**Garden** A sweet little gravel patio area to the front of The Buttery provides space to sit with a morning coffee whilst enjoying the surrounding views, and perhaps contemplating where to venture that day.

**Parking** A parking space is situated to the front of the property.

**Tenure** Freehold.

**Services** The property is connected to mains water and electricity. Drainage is to a septic tank shared with The Barn and seven additional properties.

**Business Rates** We understand the property to have a rateable value of £1,700 with the amount payable to Westmorland and Furness District Council for 2024/25 being £848.30. Small Business Rate Relief may be available and is enjoyed by the current owner to this full amount.



Living Area

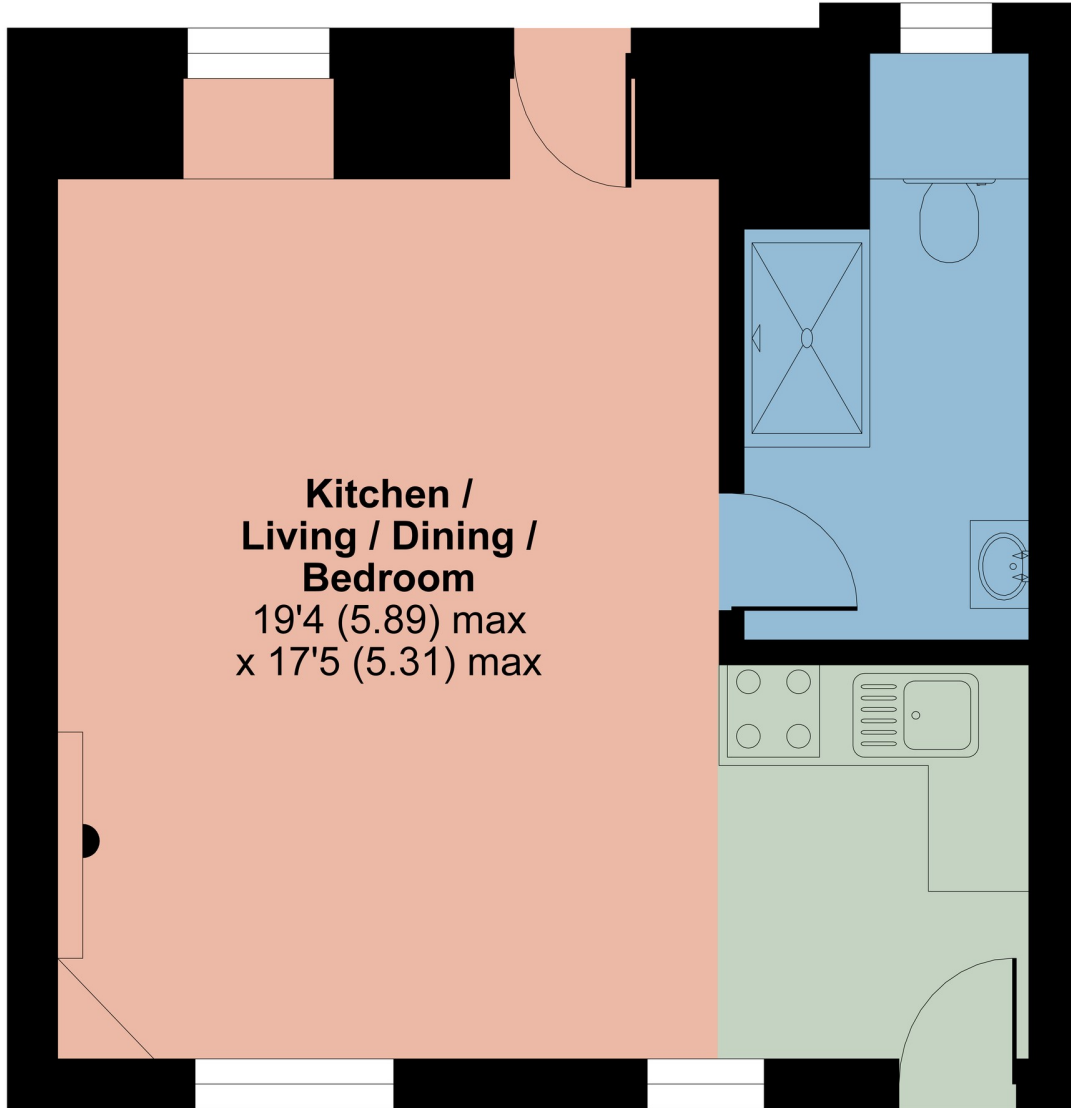
**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks 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).



# The Buttery, Little Arrow, Coniston, LA21

Approximate Area = 374 sq ft / 34.7 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 763978

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office. As the property is a successful holiday let, viewings may be limited to the Saturday change-over period only.

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

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. 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.