



## Coniston

£685,000

Brocklebank Ground, Torver, Coniston, Cumbria, LA21 8BS

Superbly placed with lovely views over fields to the surrounding fells, this traditional and spacious 6 bedroom Lakeland house built in the 1760's simply exudes character with many original features including an original spice cupboard.

All set in attractive grounds with plenty of parking - this is an opportunity too good to miss!

### Quick Overview

- Pleasant location with open views
- Close to Coniston and amenities
- Private enclosed garden
- Character property
- Built in 1760's
- 3 Reception rooms
- 6 Bedrooms
- Ample parking
- Versatile property
- Superfast Broadband available



6



3



3



E



Superfast  
Broadband  
available



Ample Parking  
available

Property Reference: AM3868





Side Elevation



Living Room



Kitchen



Kitchen

Built around 1760 in traditional stone and slate, a splendid double fronted Georgian house which has retained much of the original character and charm. This delightful home is stunningly placed to enjoy wonderful views over Torver Common towards Grizedale. The property enjoys ready access to traditional Lakeland inns not only in nearby Torver itself but also in the popular village of Coniston just 3 miles away.

The south facing entrance hall welcomes you in to this beautiful property with stone flagged floor, perfect for donning or shedding walking boots and gear!

The kitchen at Brocklebank Ground is a characterful room having a host of features with a rear stable style door and an oil-fired Aga. Fitted with wall and base units, tiled splashback and complementary worktops incorporating a Belfast sink with mixer tap. Stone flagged floor, wood panelling to the walls, shelved alcove, useful suspended shelf and plumbing for a dishwasher.

A spacious, deep larder cupboard provides plenty of storage with shelving, boot racks and plumbing for washing machine.

You have the choice of three beautiful reception rooms in which to relax and take in the views. The comfortable sitting room a light, airy room with wood burning stove upon a stone fireplace, stone flagged floor, alcove cupboards, picture rail and views towards Grizedale, Or maybe cosy up in the the living room with Morso stove set upon a slate hearth, shelved alcove, display shelving and coving to ceiling the perfect place to relax or even tuck yourself away in the sun. These wonderful rooms offer spacious retreats for family and guests alike.

Also on the ground floor there is a convenient cloakroom having a walk-in shower, wash hand basin and WC.

The stairs to the first floor give access to five bedrooms and family bathroom.

Bedroom one a double room with original cast iron fireplace, picture rail and coving, with Southerly views over Torver Common towards Grizedale.

Bedroom two is a double room with coving and picture rail, with lovely views. On to bedroom three another double room with fantastic views.

Bedroom four a dual aspect room overlooking open fields and ensuite shower room comprising a walk-in shower, wash hand basin and WC.

On this floor there is a family bathroom comprising of a four piece suite of a bath with shower attachment, a separate shower within a glazed corner unit, WC and wash hand basin with light and shaver point over.

A return staircase leads to very useful additional accommodation on the second floor

Here you will discover a further fantastic space, bedroom five is currently in use as a home office, this would be equally suited as a children's playroom. It has a beamed ceiling and a Velux window enjoying views of Grizedale.

Last but not least, bedroom six, a double room with beamed ceiling and Velux window having beautiful views.





Kitchen



Living Room





Snug



Snug



Bedroom 1



Bedroom 1

Outside at Brocklebank ground you will be met with delightful tiered gardens enjoying a peaceful and private setting, with a variety of mature shrubs and trees. Rocky outcrop to the rear with steps leading up to a raised area with fruit trees, a true haven for wildlife and is real delight. There are many areas of the garden at Brocklebank Ground in which to sit and enjoy the surrounding views right in the heart of The Lake District National Park. The property has various log stores, large timber shed/workshop and a second timber shed which provide excellent storage for garden equipment

Brocklebank Ground would be suited as a family home, as it is now, a second home or indeed a holiday let if so desired.

**Location** An idyllic countryside setting approximately 1.5 miles from the western shore of Coniston Water and with views over Torver Common towards Grizedale Forest. Coniston is 3 miles away whilst Kendal, Barrow-in-Furness and other nearby towns are within easy reach.

#### Accommodation (with approximate dimensions)

Entrance Hall

Sitting Room 16' 0" x 11' 10" (4.88m x 3.61m) .

Living Room 12' 10" x 11' 10" (3.91m x 3.61m)

Snug 11' 9" x 10' 10" (3.58m x 3.3m)

Cloak Room

Kitchen 14' 10" x 11' 9" (4.52m x 3.58m)

Boiler Room

Rear Porch

First Floor

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

Bedroom 2 12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom 3 11' 10" x 9' 7" (3.61m x 2.92m)

Bedroom 4 11' 8" x 9' 4" (3.56m max x 2.84m max)

Ensuite Shower Room

Bathroom

Playroom/ Office Area 21' 9" x 11' 3" (6.63m max x 3.43m max)

Bedroom 6 20' 4" x 10' 10" (6.2m max x 3.3m)

Store

#### Property Information

**Tenure** Freehold.

**Services** Mains electricity, oil fired central heating. Private shared water and drainage. We understand mains water is available nearby.

**Broadband** Superfast Broadband available





Bedroom 1



Bedroom 2





Bedroom 2



Bedroom 3



Bedroom 4

**Mobile** EE, Vodafone and Three Limited service. O2 Likely service.

**Council Tax** Band G - Westmorland and Furness District Council

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

**Directions** Follow the A591 to Ambleside, then on to the A593 to Coniston. Upon reaching Coniston, cross the bridge in the centre of the village following the A593 to Torver. Continue through Torver, passing the Wilson Arms on the right and then turning right down the private lane signposted 'Brocklebank Ground'.

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

**What3 Words** ///evening.nibbled.factored

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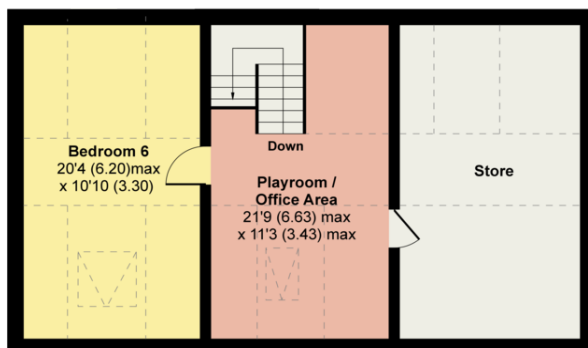
# Brocklebank Ground, Torver, Coniston, LA21

Approximate Area = 2336 sq ft / 217 sq m

Limited Use Area(s) = 246 sq ft / 23 sq m

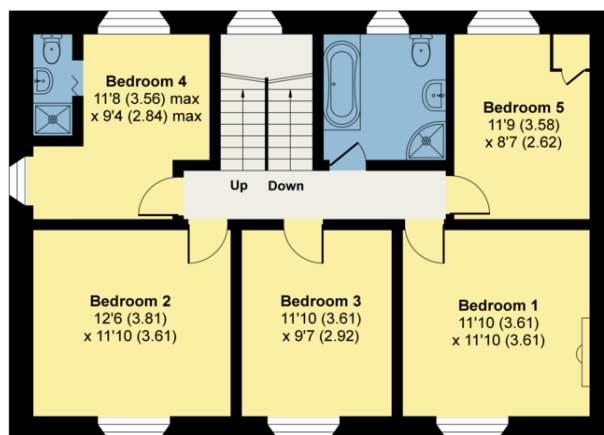
Total = 2582 sq ft / 240 sq m

For identification only - Not to scale

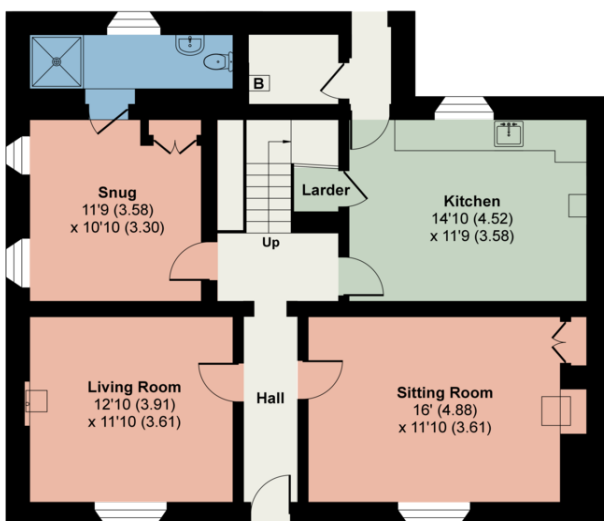


Denotes restricted head height

**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 846023

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