

Coniston

£385,000

3 Lake View, Bowmanstead, Coniston, Cumbria, LA21 8HB

Enjoying outstanding panoramic lake and fell views, this substantial 3 double-bedroomed stone-built cottage is superbly placed on the outskirts of Coniston, close to footpaths leading to the lake shore and to Coniston Old Man. Thought to have once been two cottages (or one plus a barn) this unique home includes a wonderful lounge with separate dining, sitting and sun room areas plus a kitchen all on the ground floor with 3 double bedrooms and a bathroom above. The parking area, plus the paved patio with direct open views to Coniston Water are a delight.

Quick Overview

Sensational lake and fell views.

Superb location for accessing both Coniston Water and the high fells.

3 Double bedrooms.

Lounge, dining room, sitting area and sunroom.

Superb holiday let, permanent home or weekend retreat.

Paved patio with delightful outlook.

Off-road car parking.

Superfast (80 Mbps) Broadband Available *



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Superfast
Broadband



Off Road car
parking

Property Reference: AM3907



Lounge



Kitchen



Dining Area



Sitting Area

Location 3 Lake View is located in the pretty hamlet of Bowmanstead on the outskirts of Coniston village. From the centre of Coniston, proceed south towards Torver, passing the BP petrol station on your left as you leave the village centre. Continue along this road until you reach the Ship Inn and Lake View terrace of four cottages is further along on your left.

What3Words [///tril.pixel.loafer](https://www.what3words.com/#!/tril.pixel.loafer)

Description Enjoying outstanding panoramic lake and fell views, this substantial 3 double-bedroomed stone-built cottage is superbly placed on the outskirts of Coniston, close to footpaths leading to the lake shore and to Coniston Old Man. Thought to have once been two cottages (or one cottage plus a barn) this unique home includes a wonderful lounge with separate dining, sitting and sunroom areas plus a kitchen on the ground floor, with 3 double bedrooms and a bathroom above. The paved patio is a delightful area where direct open views of Coniston Water can be enjoyed.

Lake views are perhaps not as commonplace as one might at first imagine in the Lake District, since many of the older stone-built cottages were orientated for convenience and protection from the elements, rather than for an appreciation of the views. This aptly named 'Lake View' terrace is a marked exception to this, as viewers will immediately appreciate.

Coniston Water is very much part and parcel of what defines this extended stone-built cottage and is an integral part of its appeal, but it has more to offer than the views.

As you step through the front door into the main lounge, you could be forgiven for momentarily overlooking the welcoming slate-flagged floor and beamed ceiling, as your eyes will instantly be drawn to the glistening Coniston Water in the valley below and to Monk Coniston Moor and Grizedale Forest beyond. These can be viewed thanks to the semi-open plan design leading into the sunroom by the door. This inclusive design continues through the ground floor as you move into the kitchen, where the two windows offer similarly distracting views (ideal when doing the washing up). The kitchen leads into the dining room which stylishly combines its beamed ceiling with downlighters, and through to the comfortably carpeted sitting area, just two steps down beyond. The design maximises the opportunities to enjoy the views from virtually every point on the ground floor. The only exception is the large, and very useful, understairs cupboard.

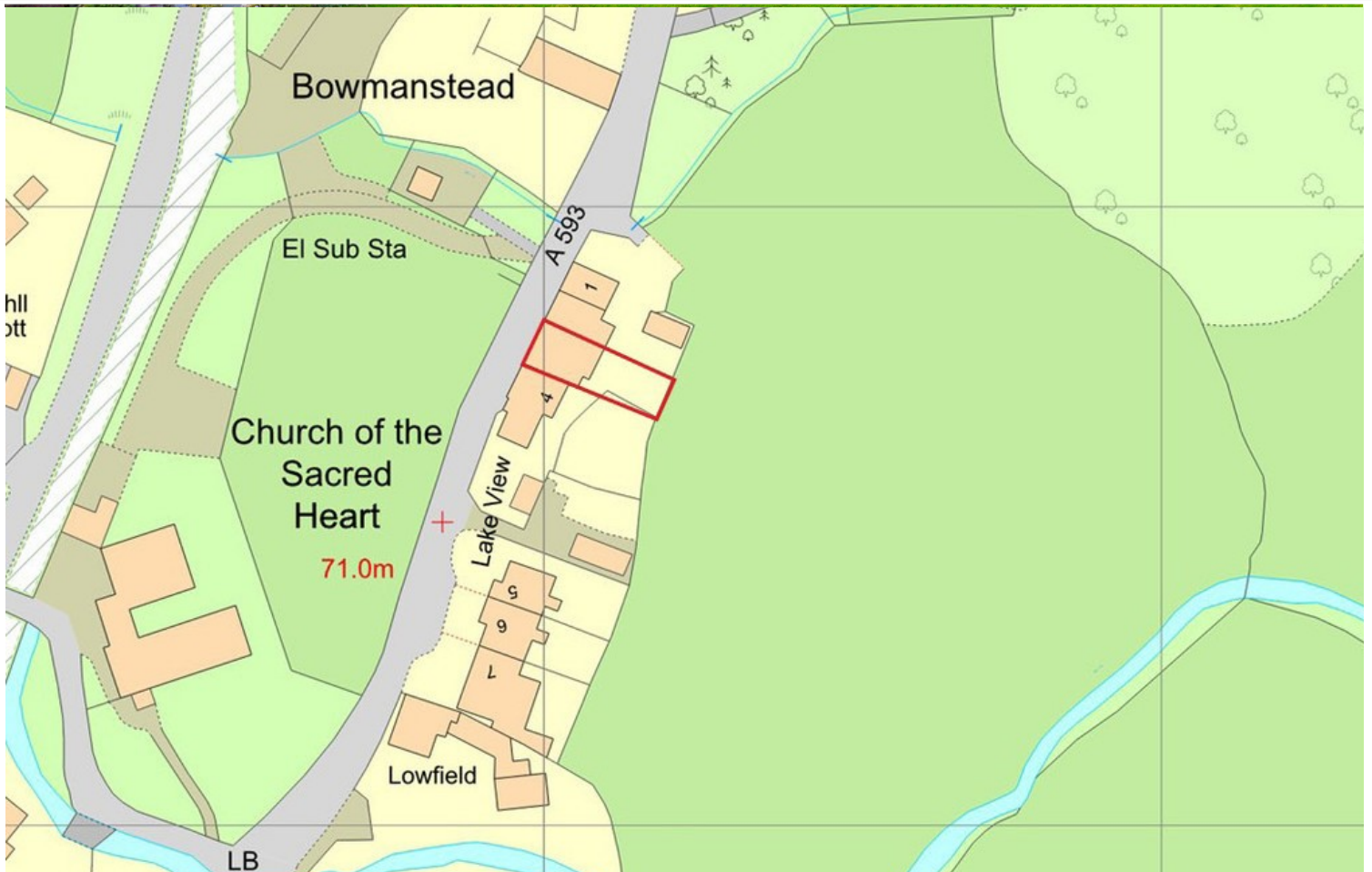
The first-floor landing gives access to three double bedrooms, two with lake views and one with countryside views. All the bedrooms have shuttered windows and there are built-in wardrobes in the principal bedroom. The bathroom offers a three-piece suite with a shower over the bath.

Perfect as a spacious family home an idyllically-placed holiday and weekend retreat, or a welcoming holiday let; this is a rare opportunity which should not be missed.

Request a Viewing Online or Call 015394 32800



Owners Aerial View



Ordnance Survey Ref: 01063593



Bedroom 1



Paved Patio



Bedroom 3



Bedroom 2

Accommodation (with approximate dimensions)

Lounge Area: 22' 9" x 11' 9" (6.93m x 3.58m) Semi-open plan living area with views through the adjoining sunroom to the lake beyond. Slate-flagged floor and beamed ceiling. Feature fireplace with timber mantle houses a gas woodburning-effect stove. Walk in under stairs cupboard.

Sunroom: 8' 1" x 4' 9" (2.46m x 1.45m) With lake views.

Kitchen: 15' 3" x 6' 11" (4.65m x 2.11m) Enjoys lake views. With part-tiled walls and, slate-flagged flooring, this room has oak wall and base units with a complementary worktop and an integrated sink-and-a-half with drainer. There is an integrated six ring, double-oven Rangemaster cooker with extractor hood, and provision for a dishwasher and washing machine.

Open Plan Dining Room and Sitting Area: 22' 8" x 12' 1" (6.91m max x 3.68m max) Dual aspect with lake views and natural light from both the kitchen and the sitting area. The dining room has oak flooring and exposed beams.

Staircase to First Floor

Landing: 10' 5" x 7' 6" (3.20m x 2.29m) Double glazed window, loft access, recessed spotlights, exposed beams and original floorboards.

Bedroom 1: 12' 5" x 11' 11" (3.78m max x 3.63m max) A double room with fabulous lake views, two built in wardrobes with shelving, and a lovely wide sill on the shuttered double-glazed window.

Bedroom 2: 12' 5" x 12' 0" (3.78m x 3.66m) Another double room with fabulous lake views from the shuttered double-glazed window, also with a wide sill which could be used as a window seat.

Bedroom 3: 12' 0" x 10' 0" (3.66m max x 3.05m max) With countryside views from the shuttered double-glazed window.

Bathroom: 10' 9" x 6' 0" (3.28m x 1.84m) Tiled walls and a three-piece white suite comprising a panel bath with electric shower, pedestal wash-hand basin and a WC. The storage area houses a Worcester gas central heating boiler.

Outside: Car parking is available immediately outside the kitchen or by redesign away from the window to the rear portion of the patio. There is a beautiful paved



Lounge



Dining Area



View of Coniston Water



View from Bedroom



Paved Patio

patio/sitting out area with lake and fell views towards Grizedale Forest.

Property Information

Services: This property is connected to mains gas, electricity, water and drainage and has gas central heating.

*Broadband checked on <https://checker.ofcom.org/> 4th August 2023 - not verified.

Tenure: Freehold.

Council Tax: South Lakeland District Council - Band E.

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

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

NOTES

Viewings available 7 days a week including evenings with our dedicated viewing team
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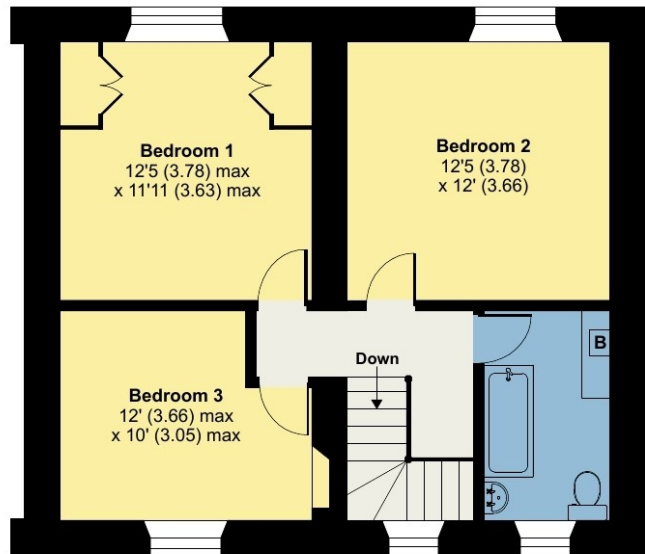
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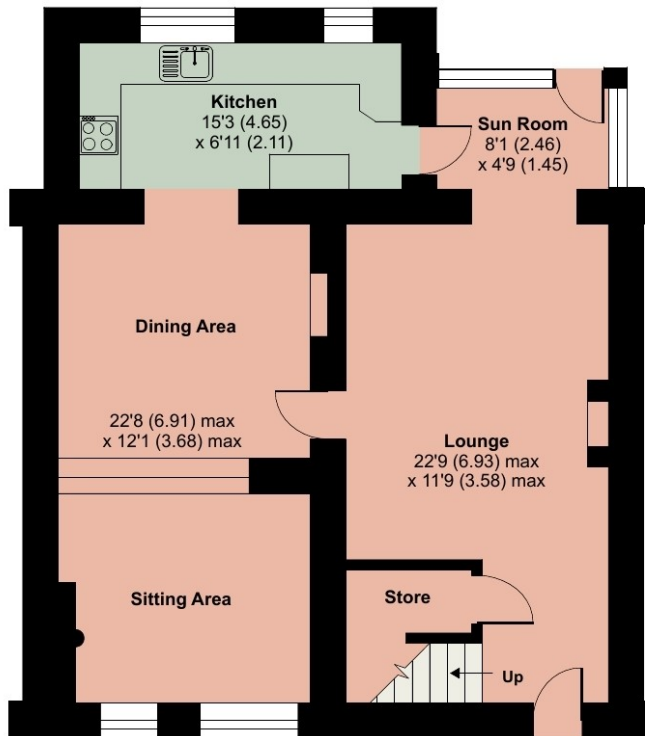
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Approximate Area = 1391 sq ft / 129.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 901520

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