



## Coniston

£325,000

### 35 Bank Terrace, Coniston, Cumbria, LA21 8HF

Occupying a delightful position elevated well above the valley and commanding the most superb panoramic views over almost the entire length of Coniston Water, this lovely stone built cottage offers well proportioned accommodation throughout, albeit to a current layout which some may consider revising. To maximise those magnificent views, the present design has two bedrooms and the bathroom on the ground floor (passing through one room to get to another), with the living room and dining kitchen above. There are pretty gardens making this the perfect holiday let, weekend retreat or permanent home.

#### Quick Overview

Delightful 2 bedroomed stone-built cottage  
 Panoramic lake and fell views.  
 Superb setting looking over the valley.  
 The perfect holiday let or weekend retreat.  
 Suitable for some simple re-design if desired.  
 Attractive former miners cottage.  
 Lovely private garden with stunning views.  
 No upward chain.  
 Immediate access to a variety of stunning walks  
 Superfast (54mbps) Broadband Available\*



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Superfast  
Broadband

Property Reference: AM3917



View



Sitting Room



Dining Kitchen



Bedroom 1

**Location** On entering the village of Coniston from the direction of Ambleside, proceed through the centre of the village crossing over Church Bridge and continue along past the petrol station and then take the first right turn onto Station Road. Continue up the hill and take second left turn onto Old Furness Road and then turn immediately right onto The Banks. Continue climbing the hill and you will come to Bank Terrace, former miners cottages on your right hand side and No 35 can be found part way along. There is roadside car parking available beyond the terrace just a couple of hundred yards to the south.

**What3words** ///panics.winds.hired

**Description** Originally thought to have been built as a copper miners cottage, the layout was re-designed internally many years ago so that now the ground floor vestibule leads you directly into one bedroom, though which the inner hallway leads to a second bedroom with the bathroom beyond. Whilst you will undoubtedly consider the views from the front bedroom sensational, they are arguable surpassed by those enjoyed from the first floor sitting room above, due to the slightly larger window and marginally increased elevation. The dining kitchen at the rear on the first floor is equally well proportioned. For those who might prefer a more conventional layout, the solution may be to simply to relocate the kitchen back into the rear ground floor bedroom as it must originally have been, and to utilise the front ground floor room as the sitting room, leaving the two first floor rooms as excellent double bedrooms.

The property enjoys a lovely easily managed terraced gardens at the front, with breath-taking panoramic views from the upper patio style portion in particular.

This attractive cottage is quietly placed on the fringe of the village of Coniston where a pleasing variety of shops, restaurants, cafes and a school are all located. Mountain and lakeshore walks and a variety of water sports are readily accessible for those with a love of the outdoors whilst cruises on the lake, John Ruskins home at Brantwood, The Ruskin Museum with exhibitions relating to Donald Campbells exploits in Bluebird on Coniston Water and literary connections with Arthur Ransomes Swallows and Amazons all prove very popular with the year round visiting tourists - along, of course, with the locally brewed ale available in the variety of lovely traditional Lakeland Inns in and around the village. A superb opportunity in a wonderful setting.

**Accommodation (with approximate dimensions)**

**Vestibule**

**Bedroom 1** 12' 5" x 11' 11" (3.78m max x 3.63m) A double room with built-in wardrobe and window seat enjoying fabulous views across the valley and over the lake.

**Inner Hallway**

**Bedroom 2** 12' 5" x 11' 7" (3.78m max x 3.53m max) Another double room, currently utilised as a twin with double built-in

wardrobe with overhead cupboard, and UPVC stable-style door to the rear yard area.

**Bathroom** A three piece suite comprising bath with Mira shower over, WC and pedestal wash hand basin.

**First Floor** Landing

**Sitting Room** 12' 7" x 12' 4" (3.84m x 3.76m) Lovely and light with magnificent view along the length of beautiful Coniston water and beyond. With exposed stone feature wall and an integrated display alcove with cupboard beneath.

**Dining Kitchen** 12' 5" x 11' 7" (3.78m max x 3.53m max) Fitted with wall and base units having complementary work surfaces with integrated sink and a half with drainer and mixer tap. Integrated appliances include a Belling electric oven and a Fagor 4 ring induction hob with extractor over. A built-in cupboard houses the Worcester combination boiler.

**Outside**

**Garden** Just across the road, there is a lovely tiered garden which is easily maintained with a patio, perfect for relaxing and enjoying the wonderful view. From the patio, steps lead down to a natural garden. Also having a yard area to the rear over which others enjoy a right of way. There is roadside car parking available beyond the terrace just a couple of hundred yards to the south.

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

\*Broadband checked on <https://checker.ofcom.org/> 5th December 2022 - not verified.

**Tenure** Freehold.

**Council Tax** South Lakeland District Council - Band C.

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

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

**Ideal Holiday Letting Opportunity** In the opinion of Lakelovers (<https://www.lakelovers.co.uk>)

"35 Bank Terrace is well positioned with views to Coniston Water, easy access to Coniston Village and the popular footpaths to the Coniston Fells. Coniston benefits from strong year round demand for holiday accommodation and this delightful little cottage could be easily brought to the holiday cottage letting market and quickly establish itself as a popular and successful holiday let. Once presented and marketed correctly we would expect the cottage to generate a gross income of £18-23,000 per year with the opportunity to grow this further based on good reviews and repeat bookings."



Bedroom 2



Bathroom



Patio

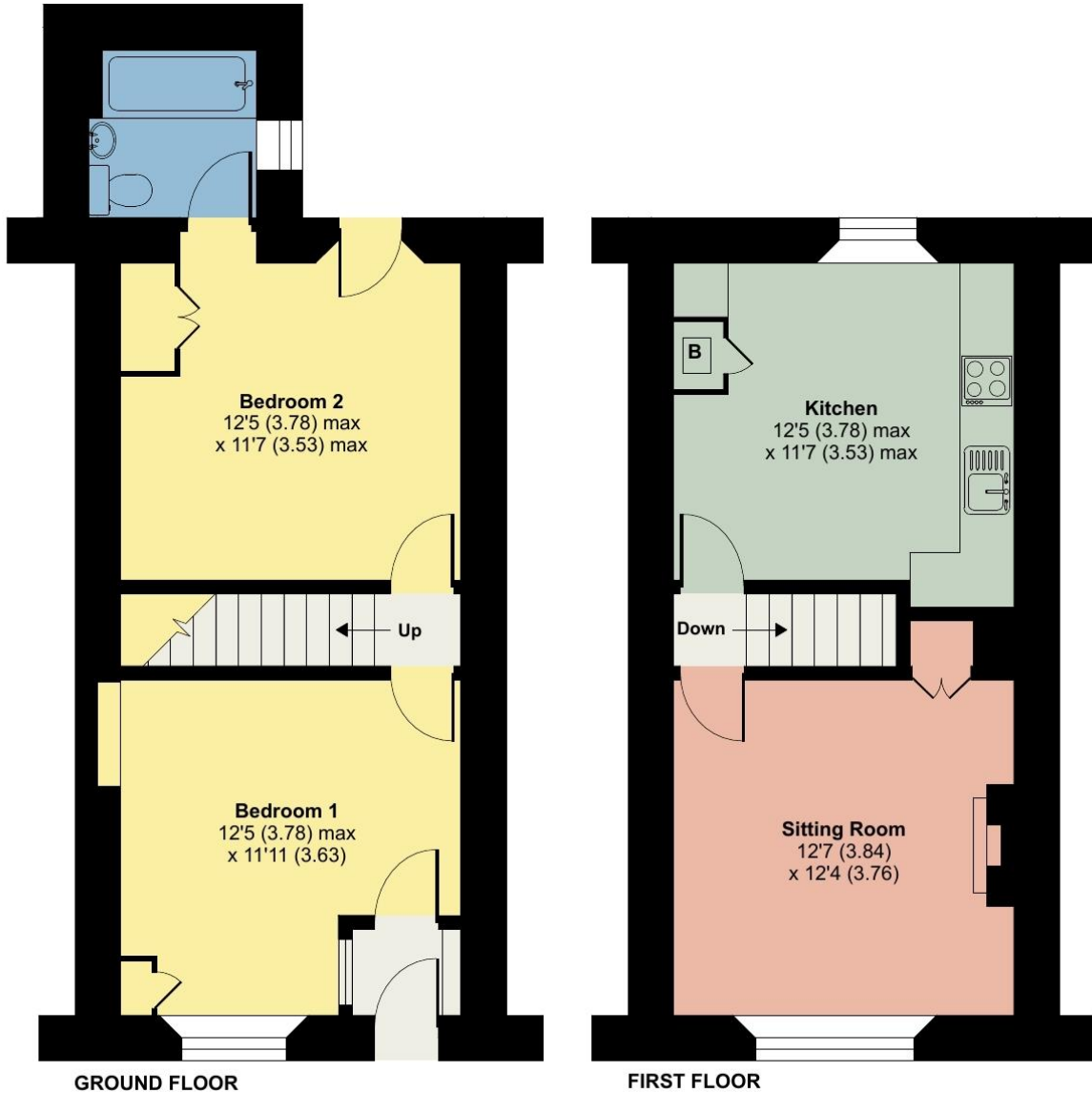


View

# 35 Bank Terrace, Coniston, LA21

Approximate Area = 737 sq ft / 68.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 926827

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