



## Coniston

£179,000

12 Campbell House, Coniston, Cumbria, LA21 8ER

This delightfully bright and spacious purpose built 2 double bed roomed apartment combines lovely views to both the front and rear with excellent convenience to the village centre. Campbell House was built in 1988 to provide accommodation for active folk aged 55 years and over and provides the perfect permanent residence or second home in this delightful part of the National Park. The accommodation includes a bright living room, a stylish fitted kitchen, two double bedrooms, bathroom and communal car parking.

### Quick Overview

Bright two double bed roomed apartment for the over 55's.

Living room, modern kitchen and a bathroom.

Wonderful views front and rear.

Superb location just a short stroll from central Coniston.

Ideal permanent residence or second home.

Well maintained and presented accommodation.

Communal gardens with low overheads.

No upward chain.

Ample communal car parking.

Superfast (80 Mbps) Broadband Available



2



1



1



C



Superfast  
Broadband



Communal  
Car Parking

Property Reference: AM3922



Living Room



Living Room



Kitchen



Kitchen

**Location** From the centre of Coniston, which is well served by a variety of shops, cafes, public houses, a post office and churches, take the A593 as if heading towards Torver passing the petrol filling station on your left and continuing around the gentle curve in the road where Campbell House is then found on the left hand side opposite the gently sloping meadow on the right. There is parking in the private car park for the development.

**What3Words** ///nerve.potions.consoles

**Description** Set back from the road this sunny apartment enjoys views to the east looking over the school playing fields below towards glistening Coniston Water with Grizedale Forest beyond, and west looking over fields to afford glimpses of the upper reaches Coniston Old Man, Brim Fell and Great How Craggs.

The location itself could hardly be better - all that Coniston village has to offer is just a short stroll away, whilst for the more energetic and adventurous, the Lake shore and the high fells are also accessible on foot from the property.

The apartment, like the building as a whole, is very nicely presented and includes a lovely modern fitted-kitchen, a sunny living room, two good double bedrooms and a bathroom. There is car parking provision for the apartments within the grounds, whilst the communal gardens themselves are easily managed. The apartments here can be enjoyed as permanent residences or second homes, but cannot be commercially holiday let - giving a much more relaxed and homely feel to this attractive little development. A splendid opportunity not to be missed.

**Accommodation (with approximate dimensions)**

**Communal Entrance**

**Communal Landing**

**Private Entrance Hallway** With night storage heater, two storage cupboards and door-entry telephone system.

**Living Room** 17' 7" x 11' 2" (5.36m x 3.4m) A bright and spacious room with wonderful views over the school grounds towards the lake and Grizedale Forest beyond. With two night storage heaters.

**Kitchen** 7' 10" x 7' 5" (2.39m x 2.26m) Fitted with wall and base units with complementary work surfaces incorporating stainless-steel sink drainer unit with mixer tap. The kitchen also contains several integrated appliances including a Neff electric oven, Neff hob with extractor hood over and Neff refrigerator. The walls are part-tiled and there is plumbing for a washing machine.



**Bedroom 1** 16' 7" x 9' 8" (5.05m x 2.95m) With lovely fell views towards the lake and Grizedale Forest and having built in wardrobes and a night storage heater.

**Bedroom 2** 13' 7" x 10' 8" (4.14m max x 3.25m max) With views looking over fields towards Consiton Old Man and having a night storage heater.

**Bathroom** Having part-tiled walls and with a three piece suite comprising a bath with Mira advanced thermostatic shower over, wash hand basin with vanity storage and WC. Also having Sector extractor fan and Nobo panel heater.

**Outside** The property enjoys easily managed communal grounds, with a bench from which to enjoy the views. To the front of the property there is good on site communal car parking provision.

**Services** Mains water, drainage and electricity are connected.

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

**Tenure** Leasehold for 999 years from the 25th March 1988. We understand from a verbal enquiry that the service charge is £155.31 per calendar month. We also understand that there is a sinking fund established intended to cover maintenance costs, with contributions based on the purchase price of the apartment and levied at the point of disposal.

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

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



Bedroom 1



Bedroom 2



Bathroom



# 12 Campbell House, Coniston, LA21

Approximate Area = 686 sq ft / 63.7 sq m

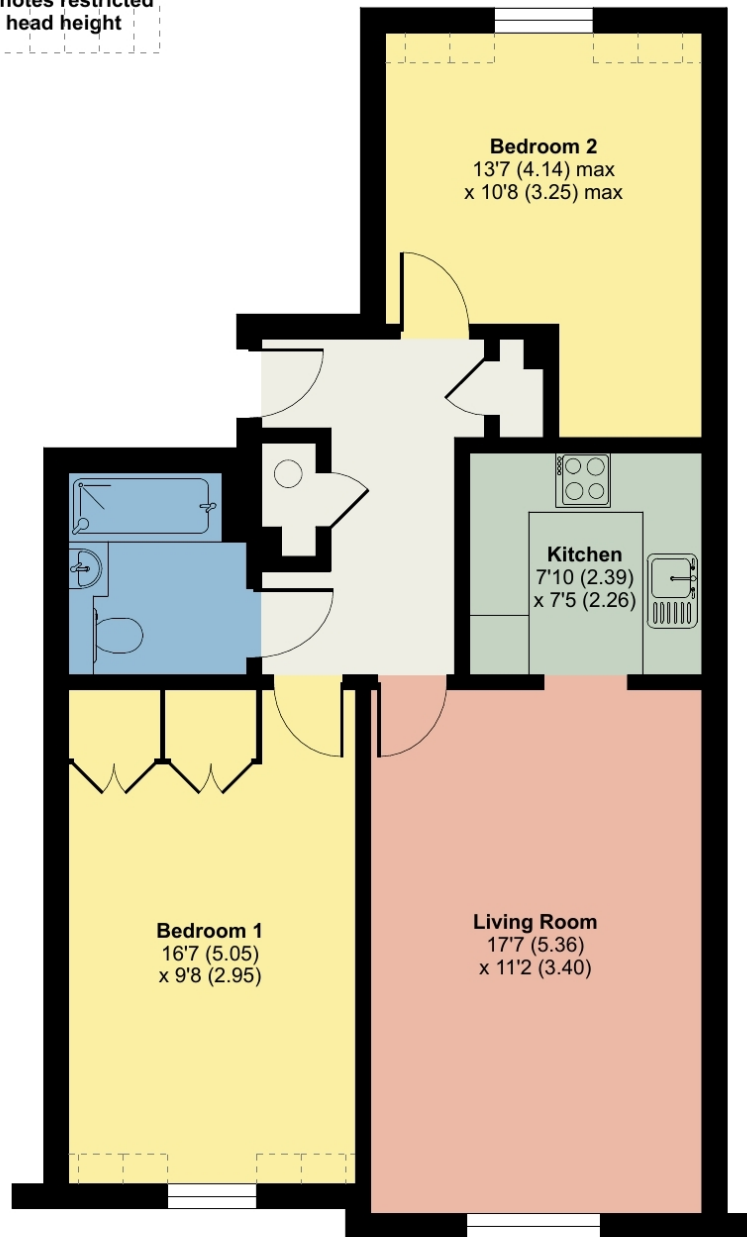
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 700 sq ft / 65 sq m

For identification only - Not to scale



Denotes restricted  
head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF:

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