



Coniston

£375,000

4 Low House Cottages, Coniston, Cumbria, LA21 8ER

A modern freehold 3 bedroom cottage situated in level surroundings near the centre of this popular Lakeland village.

Good condition throughout, this end house is currently a successful holiday let but equally ideal as an easy to maintain home in which to live permanently with small garden and private parking.

Quick Overview

- Modern Lakeland cottage
- 3 Bedrooms
- Sitting Room plus Kitchen-Dining
- Most convenient location
- Private parking
- Ideal permanent home
- Gas central heating, double glazed windows
- Good clean modernised condition
- Currently a successful holiday let
- Superfast Broadband speed 80Mbps available*



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Superfast
Broadband



Private
Parking

Property Reference: AM3951



4 Low House



Sitting Room



Kitchen



Bedroom 1

Location From the centre of the village, cross the bridge and continue along the A593 towards Torver. Passing the petrol station and general store on your left and continue around a gentle curve in the road. Low House Cottages (4 properties on a short terrace) are immediately on your left, with a lay-by pull in, but also with its own private parking to the rear.

What3Words ///townhouse.recount.excuse

Description Solidly built with traditional block and cavity roughcast walls under a Lakeland slated roof. The house benefits from UPVC double glazed windows, gas central heating and is in clean decorative order internally, being neatly presented.

The compact accommodation includes an inviting hallway, sitting room with log burning stove and dual aspect windows, well fitted kitchen-dining room with tiled floor, range of good base and wall cupboards, free standing cooker, washer, dishwasher, fridge freezer - all complete! There is a rear glazed door leading to an enclosed boiler room/ store and giving access to the rear paved patio and parking area. Upstairs there are 3 bedrooms with pleasant views and a modern walk-in shower room with super fittings.

Accommodation (with approximate dimensions)

Porch

Entrance Hall

Sitting Room 13' 3" x 12' 7" max (4.04m x 3.84m)
Cupboard under staircase.

Kitchen - Dining Room 15' 9" x 10' 10" (4.8m x 3.3m)

Rear Porch With boiler cupboard.

First Floor

Bedroom 1 12' 1" x 10' 0" (3.68m x 3.05m) Fitted wardrobe.

Bedroom 2 10' 0" x 10' 0" (3.05m x 3.05m) Fitted wardrobe.

Bedroom 3 6' 8" x 6' 7" (2.03m x 2.01m)

Shower Room Walk-in shower, WC and wash basin. Stainless steel towel rail.

Outside

Garden and Parking Pretty forecourt garden, mature shrubs an Acer tree and rear Lakeland stone paved patio sitting area. Private parking spaces at the rear.

Property Information

Services The property is connected to mains electricity, gas, water and drainage and has gas central heating to the radiators.

*Broadband checked on <https://checker.ofcom.org/> 6th June 2023 - not verified.

Tenure Freehold.

Council Tax Westmorland and Furness District Council - Band D.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office. The property is currently a successful holiday let through www.conistonaccommodation.co.uk, viewings will be arranged around changeover days.

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



Bedroom 2



Bedroom 3



Shower Room

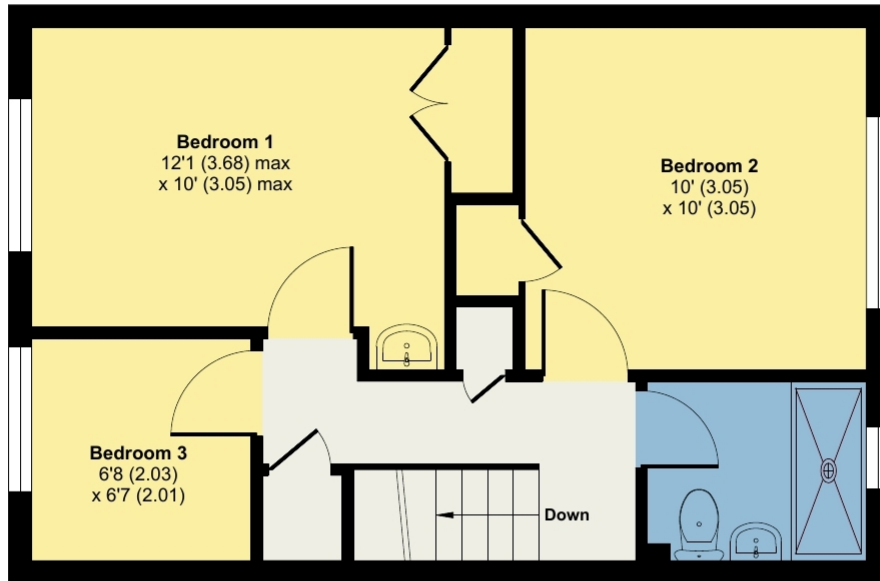


Patio

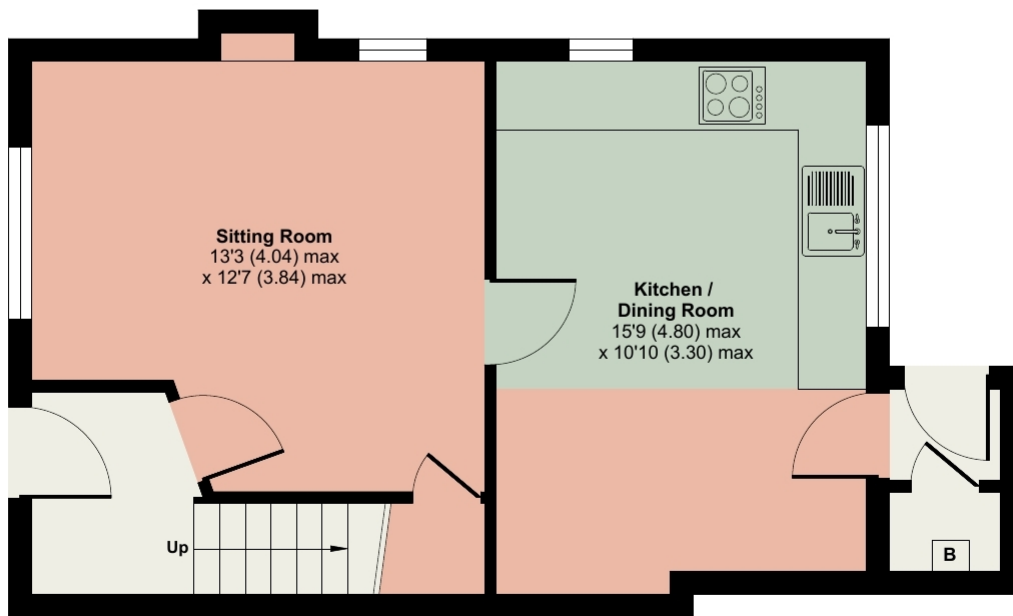
4 Low House Cottages, Coniston, LA21

Approximate Area = 779 sq ft / 72.3 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). © nchecon 2023. Produced for Hackney & Leigh. REF: 984632

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