



# Coniston

**£745,000**

**Oak Howe, Yewdale Road, Coniston, Cumbria, LA21 8DX**

One of the oldest detached houses in Coniston, formerly 3 cottages, and occupying a good sized plot, just on the outskirts of this popular Lakeland village. Amounting to over 2500sq ft of accommodation the house offers versatile accommodation with 4 reception rooms and 6 bedrooms. The reconfiguration and potential are obvious upon viewing.

## Quick Overview

Detached stone family home

Originally 3 properties

Super garden, 2 garages plus parking

Fine views, southerly aspect

In need of considerable upgrading and improvements to your own specification

No chain

Income potential

Superfast (80mbps) Broadband Available\*



5/6



2



4



F



Superfast  
Broadband



2 Garages  
& Parking

Property Reference: AM3963



Sitting Room



Living Room



Dining Room



Kitchen

**Location** Pleasantly situated on the outskirts of Coniston village within easy level walking distance. On approach from Ambleside and Skelwith Bridge on the A593, Oak Howe is the first property on the right after the 'S' bend in the road, bear right and Oak Howe in on the junction of the main road and rear lane (known as Far End). Located at the foot of Yewdale Fell with a southerly aspect to all main rooms and a fabulous outlook at the rear over open fields to the fells.

**What3Words** ///treble.inventors.chairs

**Description** Built over varying times, now with 2 internal staircases and capable of being reconfigured to ones own desires and specifications. This stone built family home has many interesting retained features including vertical hung slates to the front and side elevation, original beams and built-in cupboards. The 2500sq. ft total floor area would readily convert back to the original layout creating alternative living space which can be used as ancillary accommodation for guests, extended family members or potential rental income.

There is much scope therefore, subject to planning permission, to create 2 or 3 units including new double garage with living accommodation over etc.

Only a short walk to the centre of Coniston with all amenities, the lake and fells alike. A property of fantastic potential now in need of upgrading ready for a new lease of life.

**Accommodation (with approximate dimensions)**

Covered slated porch entrance leading to

**Sitting Room** 16' 11" into bay x 13' 6" (5.16m x 4.11m)  
Square bay window and open archway to

**Living Room** 16' 11" into bay x 9' 2" (5.16m x 2.79m) Bay window.

**Dining Room** 11' 9" x 9' 7" (3.58m x 2.92m)

**Kitchen** 22' 7" x 7' 11" (6.88m x 2.41m)

The ground floor extends into original house 2 with

**Sitting Room 2** 14' 3" x 10' 11" (4.34m x 3.33m)

**Utility (Former Kitchen)** 11' 3" x 10' 7" (3.43m x 3.23m)

**Bathroom**



Ordnance Survey Ref: 01113950



Front Elevation



Sitting Room 2



Utility (Former Kitchen)



Bedroom 1



Bedroom 3

**First Floor** There are 2 staircases but with interconnecting doorways on the first floor providing 5 Bedrooms plus Bathroom together with large Attic Bedroom/Playroom.

**Bedroom 1** 21' 11" x 11' 3" (6.68m x 3.43m)

**Bedroom 2** 22' 8" x 8' 1" (6.91m x 2.46m)

**Bedroom 3** 14' 4" x 12' 4" (4.37m x 3.76m)

**Bedroom 4** 11' 11" x 11' 4" (3.63m x 3.45m)

**Bedroom 5** 10' 1" x 8' 6" (3.07m x 2.59m)

**Bathroom**

**Second Floor**

**Attic Bedroom/ Playroom** 22' 11" x 14' 7" (6.99m x 4.44m)

**Lower Ground Floor** 2 cellar rooms.

**Outside**

**Garden** The level, private gardens are a delight with large level lawned area, shrubs and substantial mature trees. Rear attached shed together with further outbuilding and open stores in the rear yard. Additional outbuilding on gable wall.

**Parking** Adjoining at the rear is private off-road parking leading to 2 garages (Note: we believe there is potential here!!).

**Property Information**

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

\* Checked on <https://checker.ofcom.org.uk/> 30th June 2023 – not verified.

**Tenure** Freehold.

**Council Tax** Westmorland and Furness District Council - Band F.

**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.



Views to the rear



Garden



Open Stores and Rear Yard



Garages and Parking

Request a Viewing Online or Call 015394 32800

# Notes

Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 32800** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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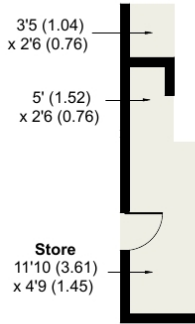
# Oak Howe, Yewdale Road, Coniston, LA21

Approximate Area = 2534 sq ft / 235.4 sq m  
 Limited Use Area(s) = 124 sq ft / 11.5 sq m  
 Garages / Outbuilding = 480 sq ft / 44.5 sq m  
 Total = 3138 sq ft / 291.4 sq m

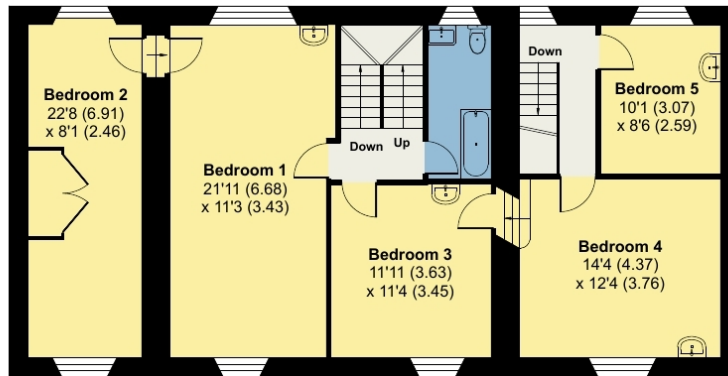
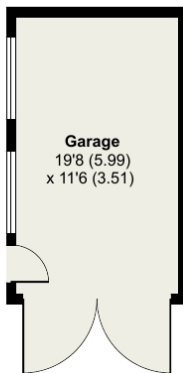
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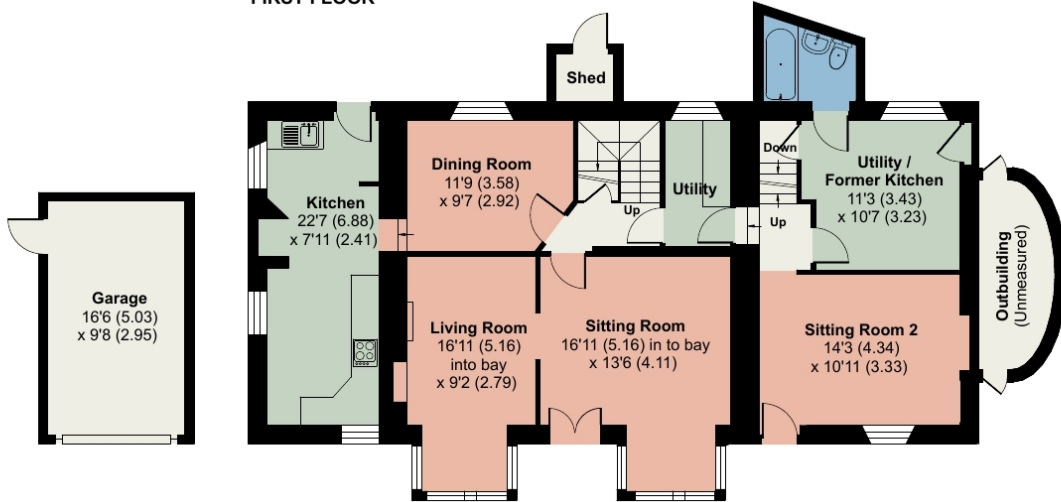
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1000044

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Request a Viewing Online or Call 015394 32800