



Coniston

£1,250,000

Oaklands and Acorns Cottage, Yewdale Road, Coniston, Cumbria, LA21 8DX

Perfectly positioned and enjoying stunning scenery all around, a traditionally built stone and slate Lakeland family home offering larger than average accommodation with 6 bedrooms and 4 bathrooms and the convenience of a self-contained 2 bedroom cottage attached.

With Coniston village centre just a short stroll away, and an unrivalled variety of walks accessible from the doorstep this bright adaptable home offers space for all. Set in delightful gardens with ample off-road parking and detached garage.

Quick Overview

Lakeland stone built 6 bedroom family home
Self-contained attached 2 bedroom cottage
Convenient location just a short stroll from central Coniston

Adaptable accommodation to suit a variety of requirements

A variety of walks accessible from the doorstep
Mature gardens
Income potential

Delightful views in a private setting.
Driveway parking for several cars and detached garage

Superfast (80mbps) Broadband Available*



8



5



3



E



Superfast
Broadband



Driveway parking
& Detached
Garage

Property Reference: AM3952



Dining Room



Sitting Room



Office



Kitchen

Location Situated in a convenient central location for the amenities of Coniston Village centre and being approximately 1 mile of Coniston Water. As you enter Coniston, Oaklands is situated on the right just after the 30mph sign and before the bowling green.

What3Words ///bypassed.downward.crop

Description

Oaklands

The bright and spacious accommodation is entered via the welcoming entrance hall and gives access to a cloakroom with WC and a glazed sun porch to the rear. The dining room is dual aspect with bay window having lovely views to Grizedale. The sitting room with feature Lakeland slate fireplace is also dual aspect with views towards Coniston Old Man and having French doors in the bay window opening onto the terrace. The well fitted kitchen has stylish wall (taller than average) and base units with complementary work surfaces and stainless steel double sink with Quooker tap for instantaneous boiling water. Integrated Neff appliances include 5 ring induction hob with stainless steel extractor above, 2 ovens, microwave, warming drawer, dishwasher, washing machine and American-style fridge. Beyond the kitchen is an office with fitted furniture. Also accessed from the kitchen is a stone flagged staircase which leads down to the lower ground floor with two good double bedrooms and a three piece shower room. The hall on the lower ground floor lends itself well to a utility area having plumbing for a washing machine.

On the first floor are four further good bedrooms with lovely views (two of which enjoy en suite shower rooms) plus a three piece bathroom.

Acorns Cottage

The attached cottage which can be used as ancillary accommodation for guests, extended family members or potential rental income includes a kitchen/ dining room and a three piece shower room on the ground floor and sitting room with sliding door to the balcony and a bedroom with en suite WC on the first floor, together with a further double bedroom on the second floor.

There is private gated car parking provision on the gravel driveway and a detached garage. The rear garden which backs onto the bowling green is a surprising delight with panoramic views to Yewdale Fells and Coniston Old Man, and a paved terrace, ideal for enjoying that morning coffee, or glass of something chilled at the end of the day.



Ordnance Survey Ref: 1117176



Garden and Rear Elevation



Acorn Sitting Room



Acorn Kitchen



Bedroom 3



Bathroom

Accommodation (with approximate measurements)

Oaklands

Slated Porch

Entrance Hall

Cloakroom Wash hand basin and WC.

Glazed Enclosed Sun Porch

Dining Room 16' 5" into bay x 15' 6" max (5m x 4.72m)

Sitting Room 19' 4" into bay x 13' 4" max (5.89m x 4.06m)

Kitchen 12' 10" x 12' 1" (3.91m x 3.68m)

Office 12' 6" x 6' 5" (3.81m x 1.96m)

Staircase down to Lower Ground Floor

Lower Hall

Bedroom 5 14' 4" x 12' 7" (4.37m x 3.84m)

Bedroom 6 13' 5" x 11' 2" (4.09m x 3.4m)

Shower Room

From the Entrance Hall on the Ground Floor a Staircase leads to the First Floor

Spacious Landing Fitted cupboards and deep airing cupboard housing the hot water cylinder. Access to insulated and boarded roof space.

Bedroom 1 13' 4" x 11' 10" (4.06m x 3.61m) Fabulous outlook, fitted wardrobe and en suite shower room.

Bedroom 2 13' 7" max x 11' 9" max (4.14m x 3.58m) Beautiful views, fitted wardrobe and en suite shower room.

Bedroom 3 13' 0" x 10' 6" (3.96m x 3.2m) Vanity unit with wash basin.

Bedroom 4 10' 8" x 9' 8" (3.25m x 2.95m) Vanity unit with wash basin.

Bathroom

Acorns Cottage

Completely self contained with its own entrance.

Entrance Hall Cloaks cupboard.



Bedroom 1



Bedroom 2



View from Terrace



Terrace and Views



Side Elevation

Shower Room

Kitchen/ Dining Room 13' 4" x 12' 9" (4.06m x 3.89m) Glazed door to garden and terrace.

Stairs to First Floor

Sitting Room 11' 10" x 10' 0" (3.61m x 3.05m) Sliding door to balcony from which there are outstanding views over the cricket field to Coniston Old Man.

Bedroom 2 9' 2" max x 8' 5" max (2.79m x 2.57m) En Suite WC.

Second Floor

Bedroom 1 16' 6" max x 12' 11" max (5.03m x 3.94m) Under eaves storage cupboards.

Outside Private car parking for several cars on the gravelled driveway.

The delightful private rear gardens enjoy panoramic views to the fells and includes a Lakeland slated terrace and a large level lawn with colourful flowering borders. Substantial children's climbing frame with slide and swings, large timber shed with light and power and additional 8' x 6' garden shed.

Detached Garge 19' 9" x 9' 10" (6.02m x 3m) Block built with a slate roof having mezzanine storage and light and power.

Property Information

Services The property is connected to mains water, gas, electricity and drainage. Gas central heating and double glazed windows.

*Broadband checked on <https://checker.ofcom.org/> 26th July 2023 - not verified.

Council Tax Westmorland and Furness District Council – Oaklands Band G, Acorns Cottage Band A

Tenure Freehold.

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.

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Oaklands and Acorns Cottage, Yewdale Road, Coniston

Approximate Area = 3066 sq ft / 284.8 sq m (includes garage & store)

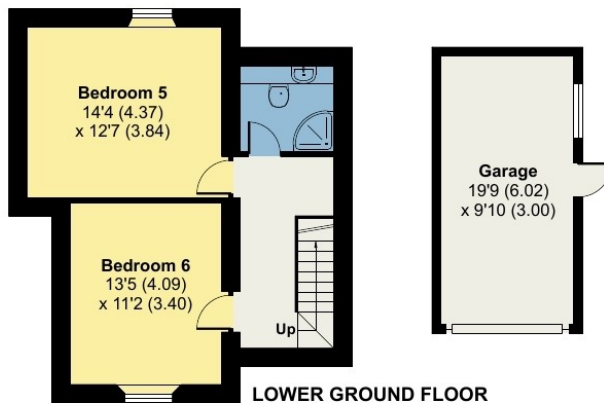
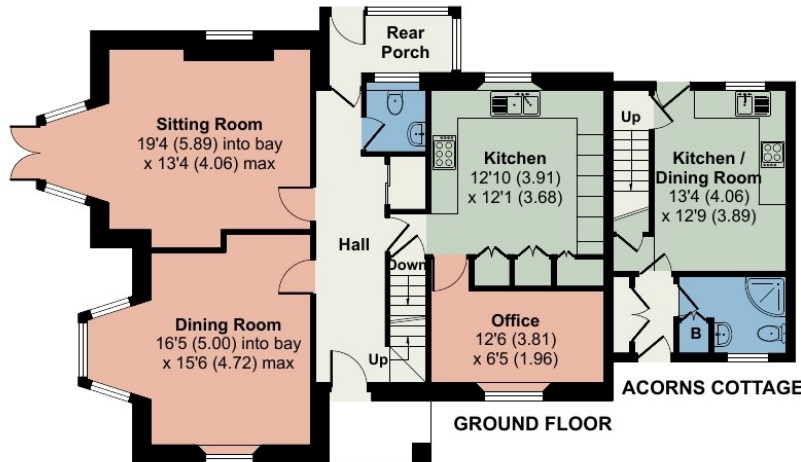
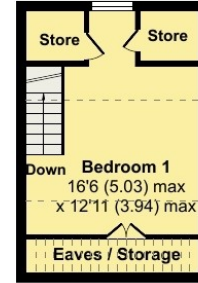
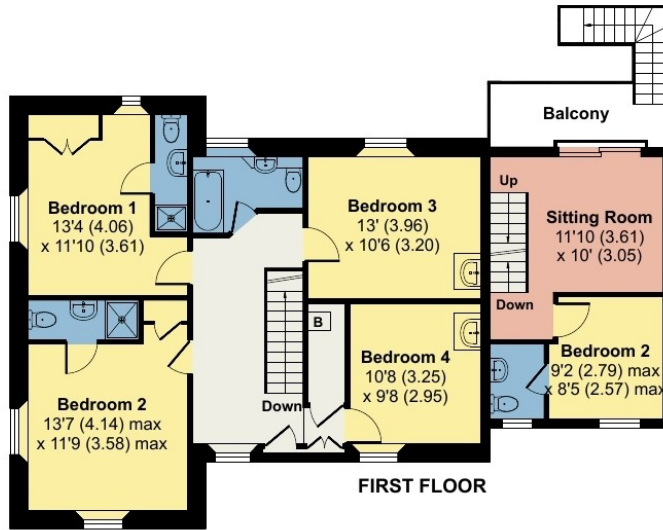
Limited Use Area(s) = 153 sq ft / 14.2 sq m

Total = 3219 sq ft / 299 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Hackney & Leigh. REF: 984841

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