

Coniston

£235,000

5 St Martins Court, Coniston, Cumbria LA21 8HZ

Superbly placed close to the village centre and yet offering excellent views alongside ready access to the lake and fells alike, this bright 3 bedroomed end of terrace cottage is the perfect family home or even long term letting investment opportunity. Local occupancy conditions apply.

The accommodation includes a living room and breakfast kitchen on the ground floor with three bedrooms and a modern shower room above. There are easily managed gardens and two parking spaces.

Quick Overview

- End of terrace cottage
- 3 bedrooms, living room, modern kitchen and a shower room
- Superb location close to village centre
- Occupancy Conditions apply
- Well maintained and presented accommodation
- Excellent views
- Walks from the doorstep
- No upward chain
- Two car parking spaces
- Superfast Broadband speed 80 Mbps available*



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Superfast
Broadband



Two Car Parking
Spaces

Property Reference: AM3974



Bedroom 2



Kitchen



Dining Area



Kitchen

Location This sweet cottage is located close to the centre of Coniston village at the top of Lake Road. On entering Coniston from Yewdale Road continue through the village over the bridge passing the petrol station which is on the left. Bear next left into Lake Road and immediately left again into St Martins Court. No.5 can be found to the left in this cul-de-sac. The central location makes an ideal position for access to all of the village amenities.

What3Words ///sporting.catchers.irritate

Description Situated just a short stroll from the village centre, just a gentle amble from the lake shore or an admittedly more strenuous hike from the summit of Coniston Old Man, this attractive end of terrace cottage is the perfect family home, starter home or investment for long term letting. The bright accommodation includes a breakfast kitchen and living room with French doors onto the easily managed garden, three bedrooms, a modern shower room and two car parking spaces. The third bedroom may be considered to offer excellent home office space potential for those lucky enough to be able to both live and work in such a wonderful setting.

An occupancy condition applies - the property must be the occupiers principal home (ie occupied for more than half of the year) and they have to be employed, or to be employed, or last employed in Cumbria or have been resident in Cumbria for the three years preceding commencement of occupation.

Accommodation (with approximate dimensions)

Kitchen 15' 8" x 9' 8" (4.78m max x 2.97m max) Light and airy with part tiled walls and a range of fitted wall and base units with complementary work surfaces incorporating a sink and a half with drainer unit, having an integrated Samsung ceramic hob set above a Belling oven with an extractor hood over, and with plumbing for an automatic washing machine. In addition there is a useful under stair storage cupboard with light, a radiator and the Ideal boiler.

Living Room 15' 10" x 15' 7" (4.85m max x 4.75m max) Bright and spacious, with external glazed sliding door to the easily maintained garden area. With an exposed beam and having space to both dine and relax with family and friends. There is a useful area under the stairs which is currently utilised as a quiet reading or office area. Also having two radiators, and an open timber staircase leading to the first floor.

First Floor

Landing Having an integrated storage cupboard, loft access point and a radiator.

Bedroom 1 11' 5" x 8' 9" (3.48m x 2.67m) A spacious

double room with views to the fells and having an integrated wardrobe and a radiator for those cooler evenings.

Bedroom 2 9' 10" x 8' 9" (3.00m x 2.67m) Another lovely double bedroom with integrated storage cupboard and having a radiator.

Bedroom 3 8' 0" x 6' 5" (2.44m max x 1.98m max) This bedroom also has an integrated wardrobe and a radiator and would make an excellent home office if desired.

Shower Room Tiled walls and having a three piece suite comprising a shower set within a glazed curved unit, a pedestal wash hand basin, and a WC. Also having a Dimplex wall heater, extractor fan and an opaque window.

Outside The property benefits from having an easily maintained patio garden, with space to sit and relax with a morning coffee, or perhaps a glass of something chilled at the end of the day. The title plan shows two allocated parking spaces within the cul de sac.

Property Information

Services The property is connected to mains gas, electric, water and drainage, with gas fired central heating.

*Broadband checked on <https://checker.ofcom.org/> 2nd August 2023 - not verified.

Tenure Freehold.

Council Tax Westmorland and Furness Council - Band C

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.



Living Room



Bedroom 1



Bedroom 1

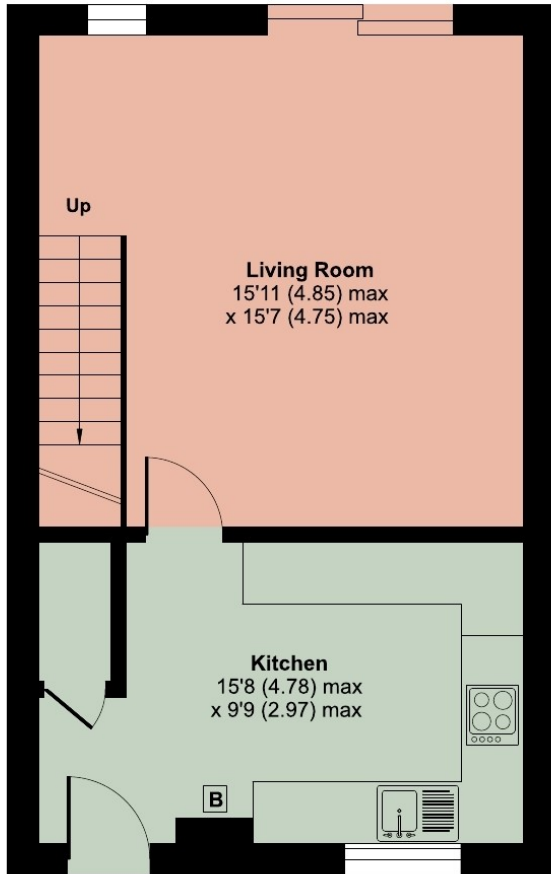


View from Property

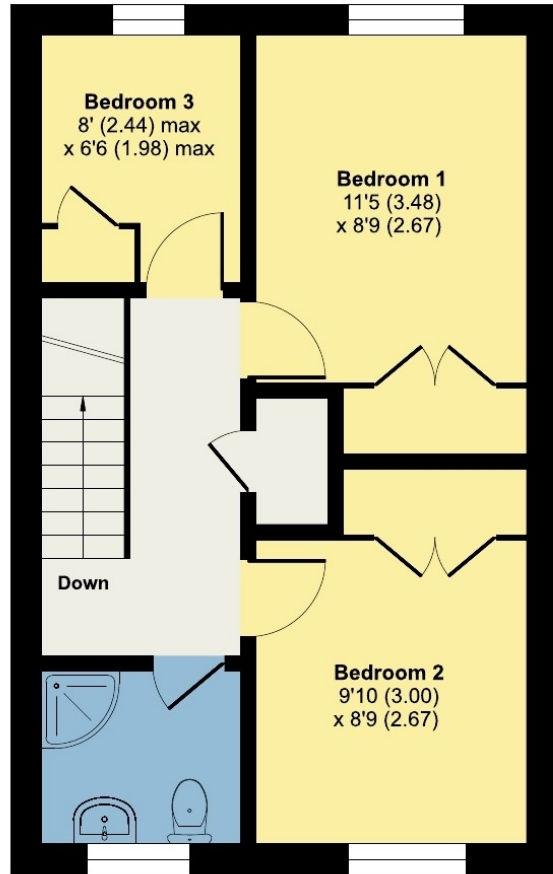
5 St Martins Court, Coniston, LA21

Approximate Area = 820 sq ft / 76 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Hackney & Leigh. REF: 825280

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