



FOR SALE BY AUCTION – GUIDE PRICE £95,000 (plus fees)

The Barn at Haws Bank, Haws Bank, Coniston,
Cumbria, LA21 8AR

THE PROPERTY IS FOR SALE BY PUBLIC AUCTION WITH AUCTION
HOUSE CUMBRIA - 30 May 2024 at The Halston Hotel, 20-34 Warwick
Road, CA1 1AB at 12:00pm

A fantastic opportunity to purchase a stone built, flagged floor semi detached barn, in good order considering its age. There is a right to park one vehicle and also access to a field/garden overlooking Coniston Water. Planning permission for conversion to residential use has not been applied for.



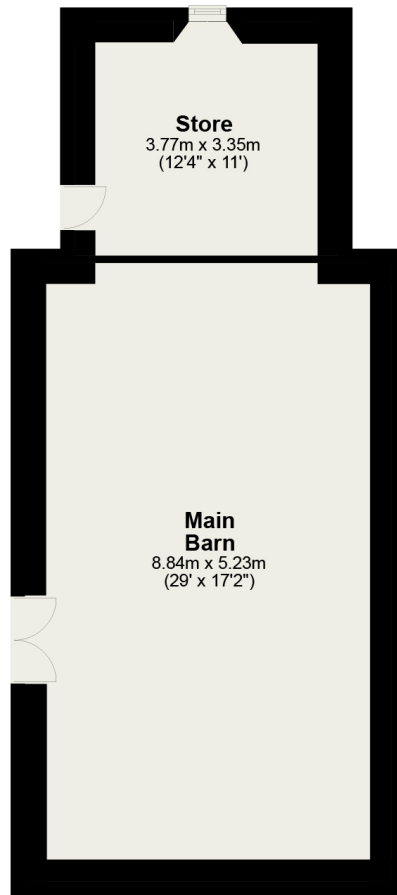
Right to park one
vehicle

Quick Overview

Stone built semi detached barn
Wonderful opportunity
Views

Quiet location in the hamlet of Haws Bank
Field garden overlooking Coniston Water
Right to park one vehicle
No upward chain

Property Reference: AM4000



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

Location This barn is located in a pretty hamlet known as Haws Bank, just beyond Bowmanstead on the outskirts of Coniston village. From the centre of Coniston, proceed south towards Torver passing the BP petrol station on your left as you leave the village centre. Continue along this road passing The Ship inn on your right, before taking a left hand turn signposted Coniston Hall (often carrying a sign advertising free range eggs), being the first turning into the loop of Haws bank. Take the first right turn, and the barn is located on the left hand side, set back from the lane.

What3Words ///material.pizza.sideburns

Description This good sized stone built barn is semi detached with the adjacent house in alternative ownership. It is in generally very good order considering its age, having a single storey store to the east and having a small area of 'flying freehold' with an underbuilt store in the ownership of the adjoining house. There is a right to park one vehicle on the grassed access in front of the main barn, and access over it to the field garden overlooking Coniston Water as per the boundary fences which are clearly defined. We understand that planning permission for conversion to

residential use has not been applied for, however if this were to be agreed to, any permission would be restricted to that of Local Occupancy .

Accommodation (with approximate dimensions)

Main Barn 29' x 17' 2" (8.84m x 5.23m) Timber beams and exposed roof truss.

Store 12' 4" x 11' 0" (3.76m x 3.35m)

Property Information

Services Not currently connected to any services.

Tenure Freehold.

A small area of 'flying freehold' with an underbuilt store in the ownership of the adjoining house.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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