



Coniston

£350,000

Buzzards Reach, Tilberthwaite Avenue, Coniston, Cumbria, LA21 8ED

This stunning and imaginative two double bedroomed first and second floor apartment enjoys the most astounding views of Coniston Old Man and the Yewdale Fells and yet is perfectly placed for access to the heart of the village and to the lake shore. Immaculate and stylish this unique home is a popular holiday let but would equally suit as a lock up and leave retreat or permanent home.

The superb open plan living space on the top floor gives this lovely home its real WOW factor, with fantastic panoramic views of the fells. With private parking, 2 double bedrooms, a luxury bathroom and that magnificent living space, it would be foolish not to view.

Quick Overview

- Magnificent panoramic fell views
- Welcoming two double bedroomed accommodation
- Modern and stylish bathroom
- Superb setting for access to the village, fells and lake shore
- Well presented accommodation
- Ideal permanent residence or second home
- Successful Holiday Let
- No upward chain
- Private car parking space
- Superfast (67 Mbps) Broadband available



2



1



1



C



Superfast
Broadband



Car Parking Space

Property Reference: AM4030



Front Elevation



Open Plan Living Space



Open Plan Living Space



Kitchen Area

Location Located just a short level walk from the centre of Coniston, the property, if approached from the direction of Ambleside on Yewdale Road, can be found by turning left before the bridge in the centre of the village onto Tilberthwaite Avenue. Continue a couple of hundred yards down the road and Buzzards Reach can be found on the left hand side. There is plenty of roadside car parking and private off road parking at the rear accessed via Old Hawkshead Road.

What3Words ///marginal.placed.thrillers

Description The view from the stylish top floor living space at Buzzards Reach is so outstanding that it would be quite easy to almost forget the quality of the accommodation on offer at this unique and thoughtfully designed home.

The self contained apartment is entered via a private hallway and stairs which lead to two first floor double bedrooms, each dual aspect and with lovely views. The luxury bathroom has a modern and stylish three piece suite comprising a shaped bath with rainfall shower over, a wash hand basin, and a WC. This room also benefits from having underfloor heating - a treat for bare feet!

A further flight of stairs takes you to the top floor where a superb open plan living space has been created which is light, bright and airy with truly magnificent panoramic views. Three large roof lights span across the rear elevation giving a unique view of the delightful Yewdale Fells as well as the stunningly dramatic Coniston Old Man. There is plenty of space to cook, dine and indeed relax whilst still enjoying that marvellous view. There is also an original window looking out over the village on the other side too. The kitchen area is well equipped with modern fittings and appliances including an electric oven, four ring hob with Hotpoint extractor hood over, a fridge, Indesit automatic washing machine, and an Ikea slimline dishwasher. Additionally there is useful eaves storage. Outside there is an invaluable private car parking space and low maintenance garden space.

Coniston is world famous for its literary connections, with Arthur Ransome's Swallows and Amazons being set on and around the lake and John Ruskin's home being set on the far shore whilst Donald Campbell's fated water speed record attempts on the lake are the stuff of legend. Beautiful scenery abounds, there are traditional Lakeland Inns on hand selling award winning locally brewed ale, restaurants and cafes, shops and an array of attractions making this the perfect spot whether you are seeking a successful holiday let, an idyllic lock up and leave weekend retreat or indeed and lovely permanent home - come and see for yourself, it is worth it for the view alone!

Accommodation (with approximate dimensions)

Private Entrance Hall Stairs to

First Floor Landing

Bedroom 1 14' 7" x 12' 0" (4.46m x 3.66m)

Bedroom 2 11' 3" x 10' 11" (3.45m x 3.35m)

Bathroom

Stairs from the landing lead to

Second Floor

Open Plan Living Space 17' 8" x 16' 8" (5.39m x 5.10m)

Outside

Garden Having a paved shallow garden to the front with hedge borders and a gravelled pat leading to the rear of the property and the car parking space just beyond.

Parking Enjoying private parking provision for one vehicle to the rear of the property.

Property Information

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

Tenure Leasehold. A new lease for 999 years was granted in 2018. There is currently no service charge or ground rent for the property and maintenance costs are shared 50/50 with the ground floor unit.

Business Rates This property has a rateable value of £2,400 with the amount payable to Westmorland and Furness District Council being £1,197.60
Small Business Rate Relief may be available.

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

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



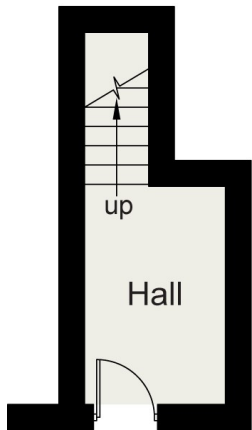
Bedroom 2



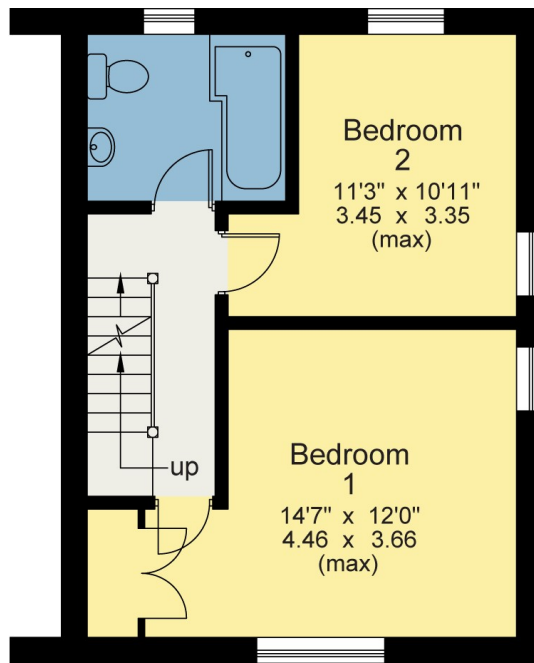
View



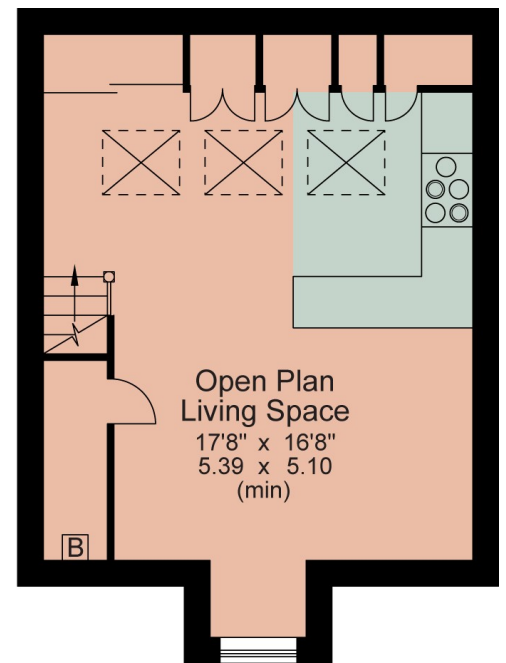
View



Ground Floor



First Floor



Second Floor

Approx Gross Floor Area = 810 Sq. Feet
= 75.08 Sq. Metres

For illustrative purposes only. Not to scale.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/03/2024.

Request a Viewing Online or Call 015394 32800