

Coniston

£675,000

The New Vicarage, Yewdale Road, Coniston, Cumbria, LA21 8DX

Perfectly positioned and enjoying superb fell views, this spacious family home offers larger than average accommodation with 4 bedrooms, 3 reception rooms, bathroom, kitchen with separate utility and a rear porch giving access to the garden. Also having excellent storage facilities.

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

Quick Overview

Detached Lakeland home

Four bedrooms/ three reception rooms

Local Occupancy Clause applies

Superb location just a short stroll from central Coniston

Wonderful views from property and garden

Adaptable accommodation to suit a variety of requirements

Gas central heating

No upward chain

Driveway parking for several cars and detached garage

Superfast Broadband speed 80 Mbps available*

Property Reference: AM4029



4



1



3



D



Superfast
Broadband



Driveway and
Detached Garage



The New Vicarage



Reception Room 1



Lounge



Kitchen

Location Situated in a convenient central location for the amenities of Coniston village centre and being approximately 1 mile off Coniston Water. As you enter Coniston on Yewdale Road, the New Vicarage is situated on the left just before the bowling green.

What3Words ///overdrive.with.congested

Description The spacious accommodation is entered via a welcoming entrance hall with ample space for wet coats and muddy boots, with direct access to the first of the three reception rooms. Perfect as a hobby room given the useful shelving unit plus an integrated storage cupboard, this would be equally suited as a home office for those lucky enough to work from home. The inner hallway leads to the rest of the ground floor accommodation, a generous under stair cupboard ideal for storing larger family items, and the downstairs cloakroom. The lounge has a square bay window from where views of The Old Man of Coniston can be appreciated, whilst an open fire with slate hearth and surround makes this an ideal room for relaxing in with friends and family on those cooler evenings. The dual aspect kitchen is part tiled and has wall and base units with complementary work surfaces incorporating a stainless steel and drainer. There is a Rangemaster extractor hood, and a built in pantry cupboard. Beyond the kitchen is a separate utility room, again with wall and base units, and complementary work surface incorporating a stainless steel sink and drainer. An external door leads to the rear porch. The dining room also enjoys views of the Yewdale Fells, and Coniston Old Man and has glazed patio doors in the bay window opening to the garden.

On the first floor are four good sized bedrooms with lovely views (two of which are dual aspect). The family bathroom, which could now stand some updating, is part tiled with a panel bath with Mira shower over and a wash hand basin. The separate WC - ideal for busy families - is just next door and has a wash hand basin.

Outside there is private car parking provision on the driveway and a detached garage. The rear garden is a delight with panoramic views to Yewdale Fells and Coniston Old Man, hidden paths, lawned area, pond and established rockery. Ample options for sitting and enjoying that morning coffee, or glass of something chilled at the end of the day.

You can stroll from the doorstep down to the lake shore or hike the many high fells which form the backdrop to the village which is itself very well served by a variety of traditional inns serving locally brewed ale, shops, cafes and schools.

A stand-out retirement or family home in an exceptional location - come and see for yourself.

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Accommodation (with approximate dimensions)

Entrance Porch

Reception Room 15' 3" x 10' 9" (4.65m x 3.28m)

Hallway Stairs to first floor.

Cloakroom WC

Lounge 17' 3" x 14' 9" (5.26m x 4.5m)

Dining Room 16' 4" x 10' 9" (4.97m x 3.27m)

Kitchen 15' x 9' 4" (4.57m x 2.84m)

Utility Room 9' 8" x 7' 11" (2.95m x 2.42m) Housing the Worcester boiler.

First Floor

Landing Loft hatch, and cupboard housing the hot water cylinder.

Family Bathroom

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Bedroom 3 12' 4" x 11' 10" (3.76m x 3.61m)

Bedroom 4 11' 1" x 8' 4" (3.39m x 2.54m) Access to attic storage area 4.64m x 3.30m

Outside

Garage and Parking Detached block built with up and over door. Private driveway parking for a number of cars.

Garden

Property Information

Services This property is connected to mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure Freehold.

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Bedroom 1



OS Map 01153636

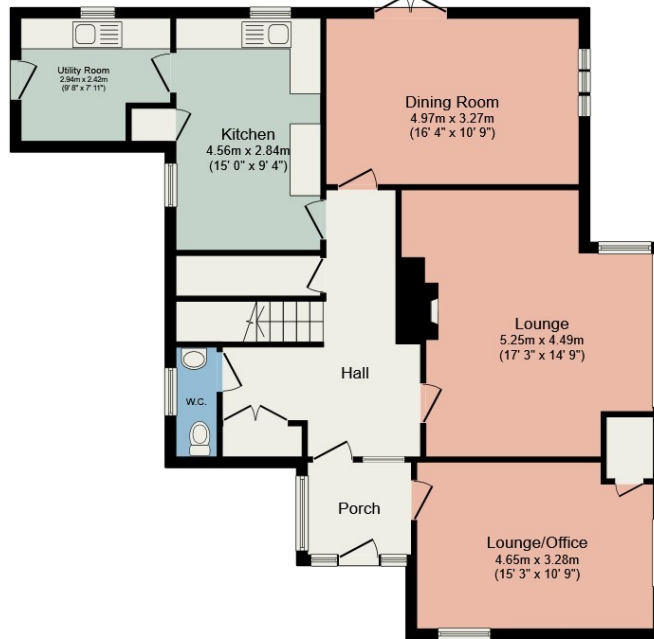


View from Garden

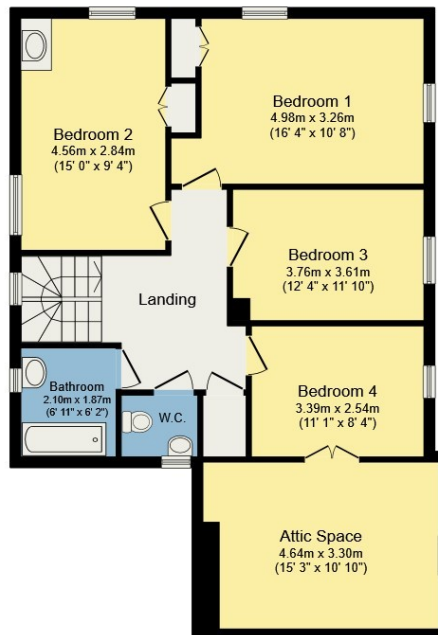


View from Driveway

Yewdale Road, Coniston



Ground Floor



First Floor

Total floor area 185.1 m² (1,993 sq.ft.) approx

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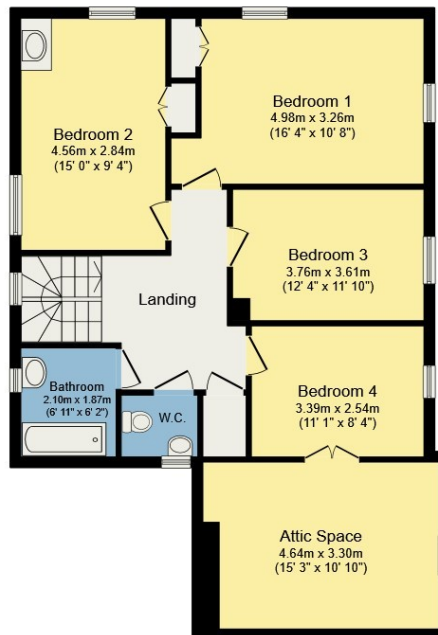


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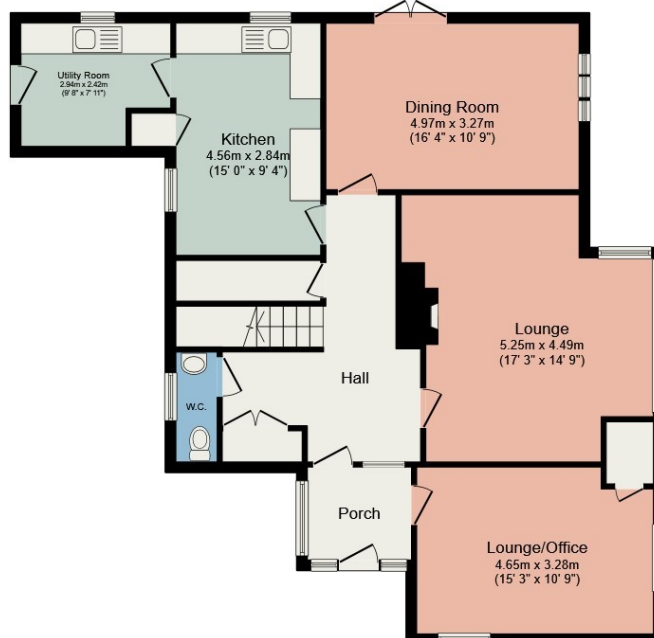


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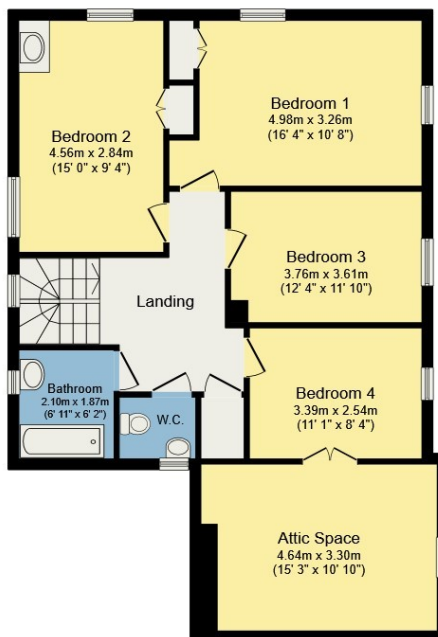


View from Driveway

Yewdale Road, Coniston



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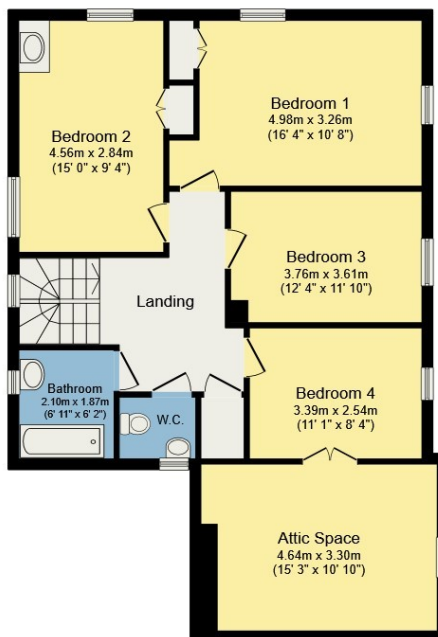


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local connection (see below) this does not prohibit investors from further afield acquiring the property and long term letting to those who meet the planning criteria.

Accommodation (with approximate dimensions)

Entrance Porch

Reception Room 15' 3" x 10' 9" (4.65m x 3.28m)

Hallway Stairs to first floor.

Cloakroom WC

Lounge 17' 3" x 14' 9" (5.26m x 4.5m)

Dining Room 16' 4" x 10' 9" (4.97m x 3.27m)

Kitchen 15' x 9' 4" (4.57m x 2.84m)

Utility Room 9' 8" x 7' 11" (2.95m x 2.42m) Housing the Worcester boiler.

First Floor

Landing Loft hatch, and cupboard housing the hot water cylinder.

Family Bathroom

Separate WC

Bedroom 1 16' 4" x 10' 8" (4.98m x 3.26m) Integrated wardrobe.

Bedroom 2 15" x 9' 4" (4.56m x 2.84m) Integrated wardrobe and wash hand basin .

Bedroom 3 12' 4" x 11' 10" (3.76m x 3.61m)

Bedroom 4 11' 1" x 8' 4" (3.39m x 2.54m) Access to attic storage area 4.64m x 3.30m

Outside

Garage and Parking Detached block built with up and over door. Private driveway parking for a number of cars.

Garden

Property Information

Services This property is connected to mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure Freehold.

Local Occupancy Clause "The dwelling house shall be occupied only by a person employed or to be employed or last employed locally. Locally shall mean the District of South Lakeland. The dwelling house shall be the sole or main residence of the occupant "

Full details held at Ambleside office and available upon request.



Bedroom 1



OS Map 01153636



View from Garden

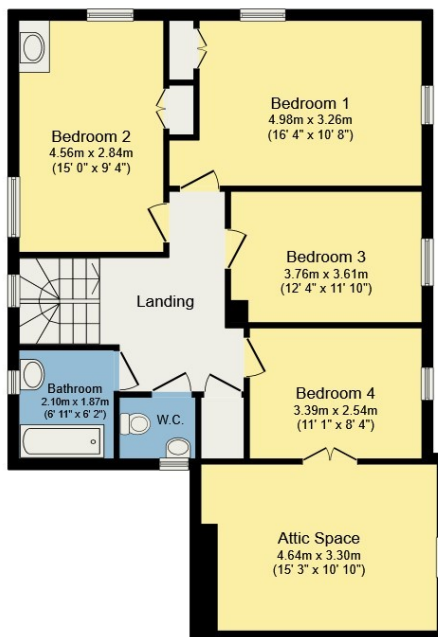


View from Driveway

Yewdale Road, Coniston



Ground Floor



First Floor

Total floor area 185.1 m² (1,993 sq.ft.) approx

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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.

Council Tax Westmorland and Furness District Council - Band G

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Request a Viewing Online or Call 015394 32800

Coniston

£675,000

The New Vicarage, Yewdale Road, Coniston, Cumbria, LA21 8DX

Perfectly positioned and enjoying superb fell views, this spacious family home offers larger than average accommodation with 4 bedrooms, 3 reception rooms, bathroom, kitchen with separate utility and a rear porch giving access to the garden. Also having excellent storage facilities.

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

Quick Overview

Detached Lakeland home

Four bedrooms/ three reception rooms

Local Occupancy Clause applies

Superb location just a short stroll from central Coniston

Wonderful views from property and garden

Adaptable accommodation to suit a variety of requirements

Gas central heating

No upward chain

Driveway parking for several cars and detached garage

Superfast Broadband speed 80 Mbps available*

Property Reference: AM4029



4



1



3



D



Superfast
Broadband



Driveway and
Detached Garage



The New Vicarage



Reception Room 1



Lounge



Kitchen

Location Situated in a convenient central location for the amenities of Coniston village centre and being approximately 1 mile off Coniston Water. As you enter Coniston on Yewdale Road, the New Vicarage is situated on the left just before the bowling green.

What3Words ///overdrive.with.congested

Description The spacious accommodation is entered via a welcoming entrance hall with ample space for wet coats and muddy boots, with direct access to the first of the three reception rooms. Perfect as a hobby room given the useful shelving unit plus an integrated storage cupboard, this would be equally suited as a home office for those lucky enough to work from home. The inner hallway leads to the rest of the ground floor accommodation, a generous under stair cupboard ideal for storing larger family items, and the downstairs cloakroom. The lounge has a square bay window from where views of The Old Man of Coniston can be appreciated, whilst an open fire with slate hearth and surround makes this an ideal room for relaxing in with friends and family on those cooler evenings. The dual aspect kitchen is part tiled and has wall and base units with complementary work surfaces incorporating a stainless steel and drainer. There is a Rangemaster extractor hood, and a built in pantry cupboard. Beyond the kitchen is a separate utility room, again with wall and base units, and complementary work surface incorporating a stainless steel sink and drainer. An external door leads to the rear porch. The dining room also enjoys views of the Yewdale Fells, and Coniston Old Man and has glazed patio doors in the bay window opening to the garden.

On the first floor are four good sized bedrooms with lovely views (two of which are dual aspect). The family bathroom, which could now stand some updating, is part tiled with a panel bath with Mira shower over and a wash hand basin. The separate WC - ideal for busy families - is just next door and has a wash hand basin.

Outside there is private car parking provision on the driveway and a detached garage. The rear garden is a delight with panoramic views to Yewdale Fells and Coniston Old Man, hidden paths, lawned area, pond and established rockery. Ample options for sitting and enjoying that morning coffee, or glass of something chilled at the end of the day.

You can stroll from the doorstep down to the lake shore or hike the many high fells which form the backdrop to the village which is itself very well served by a variety of traditional inns serving locally brewed ale, shops, cafes and schools.

A stand-out retirement or family home in an exceptional location - come and see for yourself.

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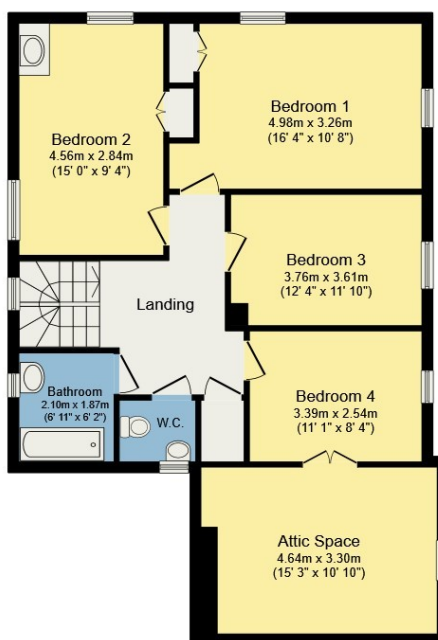


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