

Coniston

£710,000

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 has it all.

Quick Overview

Detached Lakeland home

Four bedrooms

Three reception rooms

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*



4



1



3



D



Superfast
Broadband



Garage and
Driveway parking

Property Reference: AM4029



Lounge



View from Driveway



The New Vicarage



OS Map 01153636

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.

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.

Council Tax Westmorland and Furness District Council - Band G

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.



Reception Room 1



Kitchen



Bedroom 1

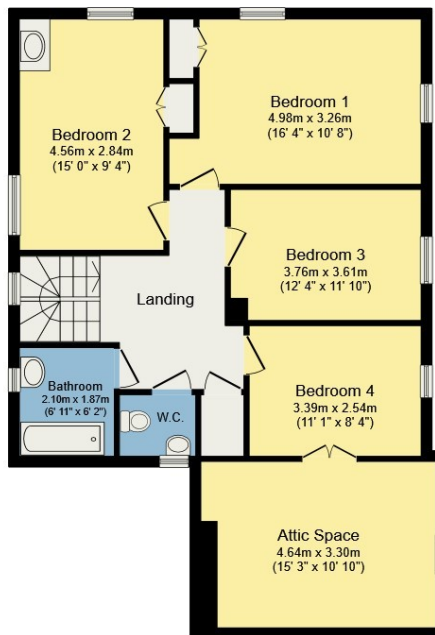


View from Garden

Yewdale Road, Coniston



Ground Floor



First Floor

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

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.

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 19/04/2024.

Request a Viewing Online or Call 015394 32800

Coniston

£710,000

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 has it all.

Quick Overview

Detached Lakeland home

Four bedrooms

Three reception rooms

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*



4



1



3



D



Superfast
Broadband



Garage and
Driveway parking

Property Reference: AM4029



Lounge



View from Driveway



The New Vicarage



OS Map 01153636

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.

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.

Council Tax Westmorland and Furness District Council - Band G

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.



Reception Room 1



Kitchen



Bedroom 1

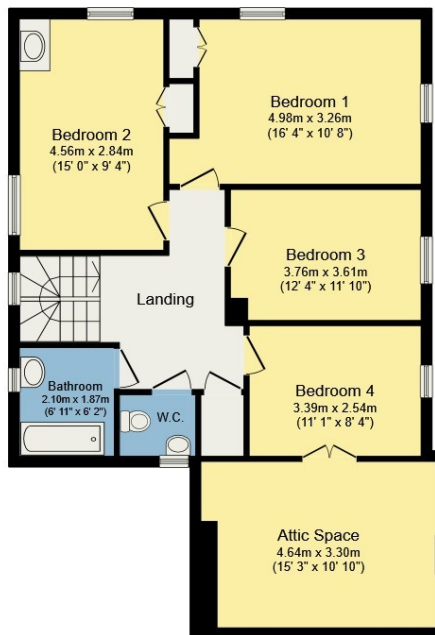


View from Garden

Yewdale Road, Coniston



Ground Floor



First Floor

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

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.

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 19/04/2024.

Request a Viewing Online or Call 015394 32800

Coniston

£710,000

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 has it all.

Quick Overview

Detached Lakeland home

Four bedrooms

Three reception rooms

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



Garage and
Driveway parking



Lounge



View from Driveway



The New Vicarage



OS Map 01153636

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.

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.

Council Tax Westmorland and Furness District Council - Band G

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.



Reception Room 1



Kitchen



Bedroom 1

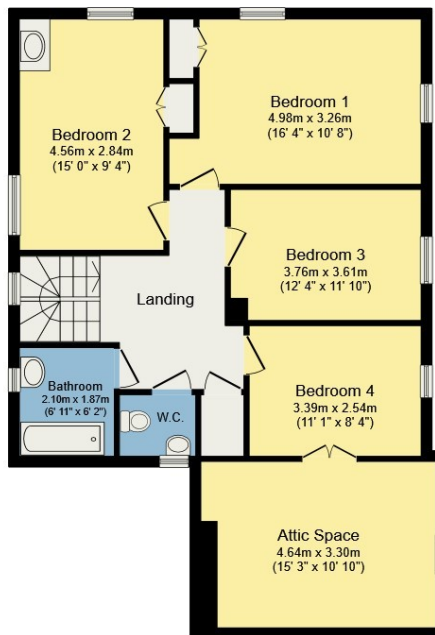


View from Garden

Yewdale Road, Coniston



Ground Floor



First Floor

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

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.

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 19/04/2024.

Request a Viewing Online or Call 015394 32800

Coniston

£710,000

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 has it all.

Quick Overview

Detached Lakeland home

Four bedrooms

Three reception rooms

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



Garage and
Driveway parking



Lounge



View from Driveway



The New Vicarage



OS Map 01153636

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.

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.

Council Tax Westmorland and Furness District Council - Band G

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.



Reception Room 1



Kitchen



Bedroom 1

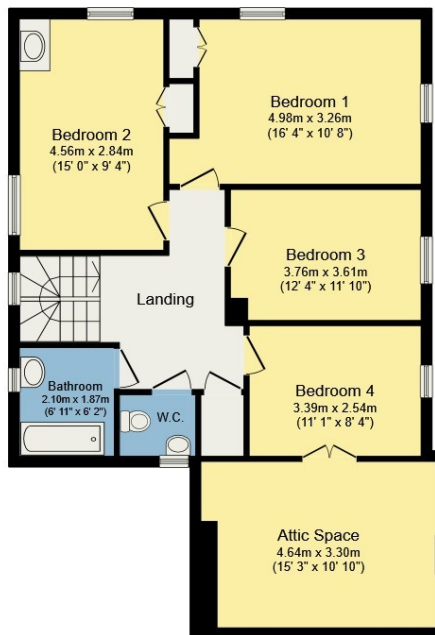


View from Garden

Yewdale Road, Coniston



Ground Floor



First Floor

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

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.

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 19/04/2024.

Request a Viewing Online or Call 015394 32800