



Thwaite House, & Guardswood Cottage, Coniston
£2,100,000



Thwaite House, & Guardswood Cottage

Coniston

Constructed in the early 1820's for William Ariel of Bristol Thwaite House and Guardswood Cottage are situated 1/2 a mile from the picturesque Coniston village where there is a thriving community having schools, a church, shops, a bank, cafes and restaurants amongst the many amenities available. The two properties and land have remained in the family since 1935 and boasts fine views over Coniston water and towards Coniston. The grounds are located just four miles from Hawkshead and eight miles from Ambleside. The current owners have fully transformed both properties and have put a lot of time and effort into bringing it the properties to life. New kitchens have been installed as well as four beautiful bathrooms that add a real sense of class to the property. The Guardswood Cottage which used to be a flat with workshops on the ground floor has been fully reconfigured and renovated to a beautifully high standard. THWAITE HOUSE is a magnificent, versatile detached residence which has many beautiful features to it. Upon entering you will find an impressive entrance hall with a stunning winding stair case to the first floor. The ground floor offers three reception rooms which are all perfect for relaxing in and entertaining guests, a kitchen diner with original stone flagged flooring which leads to the utility area and downstairs toilet. The property has ample storage with a well proportioned cellar with lighting and original flagged stone flooring. The first floor offers Four charming double bedrooms with views out to the lake and two beautiful four piece bathrooms, heading upstairs to the second floor which has an additional Four double bedrooms which again have even more impressive views out around the local area. The second floor is complimented by a further two bathrooms as well. GUARDSWOOD COTTAGE is a delightful detached cottage which offers three beautiful double bedrooms with two being on the ground floor and an open plan living area on the first floor which is the perfect place for entertaining and relaxing in. The cottage has a further two bathrooms adding to the property's versatility.

- Charming detached homes
- Georgian high ceilings and original features throughout
- Four light and airy reception rooms
- Utility room and stores
- Dining kitchen and open plan kitchen
- Stunning grounds surrounding the properties
- Far reaching views to the lake and the slopes of The Old Man of Coniston and Holme Fell
- Three bathrooms in both properties
- Ample driveway parking
- Nine double bedrooms and one single bedroom across both homes

EPC RATING F

SERVICES

Mains electric, oil heating, mains water, non mains drainage

COUNCIL TAX: BAND

TENURE: FREEHOLD

DIRECTIONS

From Ambleside follow the A593 via Skelwith Bridge to the outskirts of Coniston. Turn left on to Shepherds Bridge Lane. Turn left on to the B5285. Turn left opposite the Waterhead Hotel signposted Bluebird Lodge, continue up the lane to find Thwaite House on the left and Guardswood Cottage on the right.

WHAT3WORDS: songbirds.drain.absent

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





GROUND FLOOR

LOWER GROUND FLOOR

CELLAR

The cellar rooms have original flagged floors and lighting throughout and include a hallway and five individual rooms measuring between 6' 11" x 6' 11" (2.13m x 2.12m) and 18' 0 max" x 15' 1 max" (5.49m x 4.6m)

ENTRANCE HALL

30' 6" x 22' 4" (9.30m x 6.81m)

SITTING ROOM

17' 10" x 15' 1" (5.44m x 4.61m)

DINING ROOM

13' 9" x 12' 8" (4.18m x 3.85m)

LOUNGE

18' 2" x 15' 2" (5.54m x 4.63m)

KITCHEN DINER

35' 0" x 17' 7" (10.67m x 5.36m)

UTILITY ROOM

15' 8" x 15' 2" (4.77m x 4.63m)

DOWNSTAIRS TOILET

4' 10" x 4' 0" (1.47m x 1.21m)

FIRST FLOOR

FIRST LANDING

3' 2" x 2' 7" (0.97m x 0.80m)

TOILET

6' 0" x 4' 6" (1.82m x 1.38m)

MAIN LANDING

14' 8" x 14' 7" (4.47m x 4.45m)

BEDROOM

18' 3" x 15' 3" (5.56m x 4.66m)

BEDROOM

18' 3" x 16' 4" (5.55m x 4.98m)

BEDROOM

13' 7" x 12' 10" (4.14m x 3.91m)

BATHROOM

13' 10" x 9' 10" (4.22m x 3.00m)

HALLWAY

6' 7" x 6' 6" (2.00m x 1.98m)

SECOND FLOOR

LANDING

20' 6" x 17' 8" (6.25m x 5.38m)

BEDROOM

19' 5" x 15' 4" (5.92m x 4.68m)

BEDROOM

19' 3" x 15' 5" (5.86m x 4.70m)

BEDROOM

19' 1" x 15' 3" (5.81m x 4.66m)

BEDROOM

12' 10" x 7' 9" (3.90m x 2.36m)

BATHROOM

13' 2" x 9' 2" (4.01m x 2.79m)

BATHROOM

14' 1" x 12' 8" (4.30m x 3.86m)

GUARDSWOOD COTTAGE

GROUND FLOOR

ENTRANCE HALL

14' 2" x 7' 5" (4.32m x 2.26m)

BEDROOM

12' 1" x 11' 3" (3.68m x 3.42m)

EN-SUITE

8' 7" x 5' 7" (2.61m x 1.69m)

BEDROOM

11' 8" x 8' 10" (3.55m x 2.70m)

BATHROOM

8' 2" x 8' 1" (2.50m x 2.47m)

FIRST FLOOR

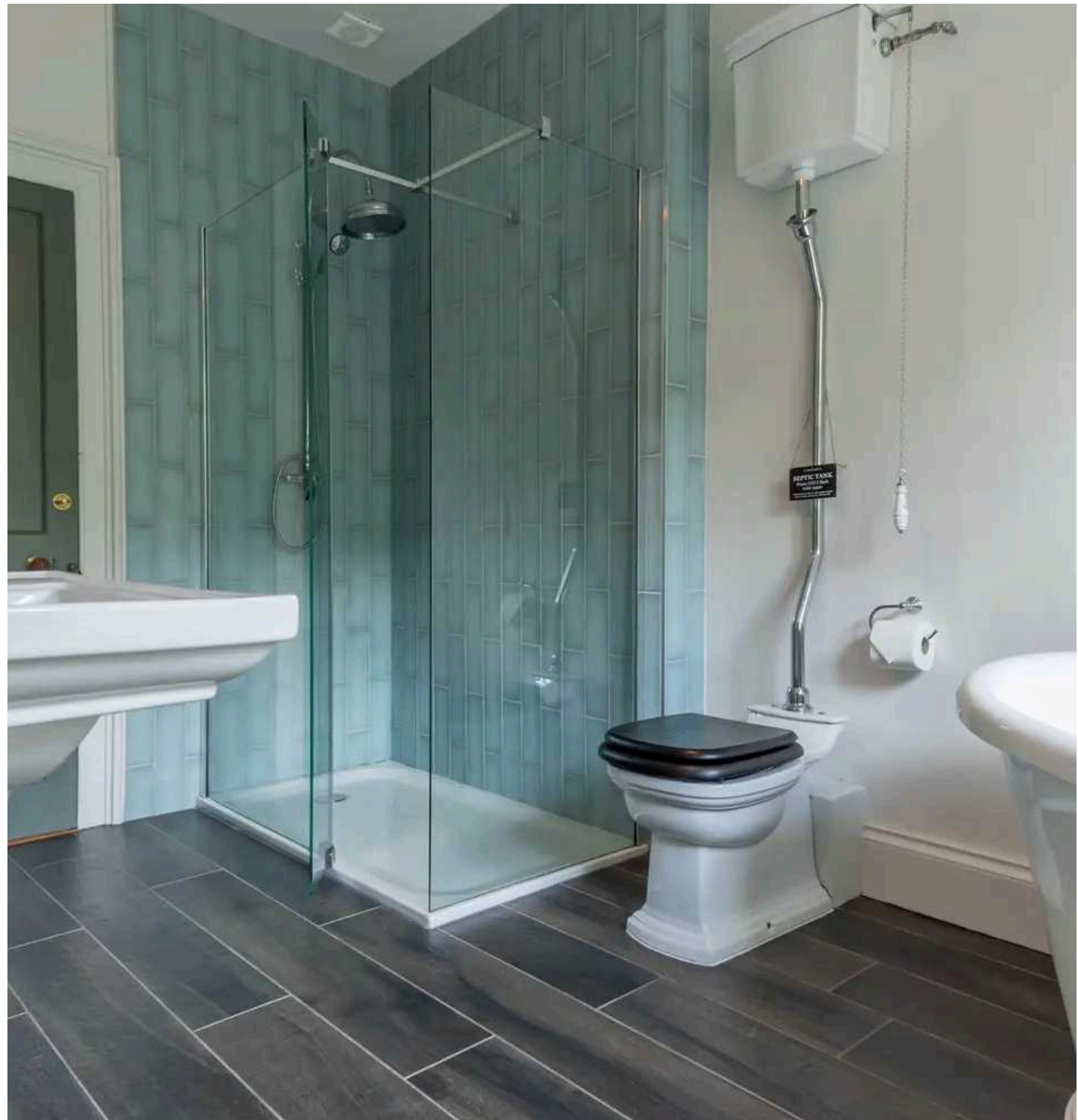
OPEN PLAN LIVING AREA

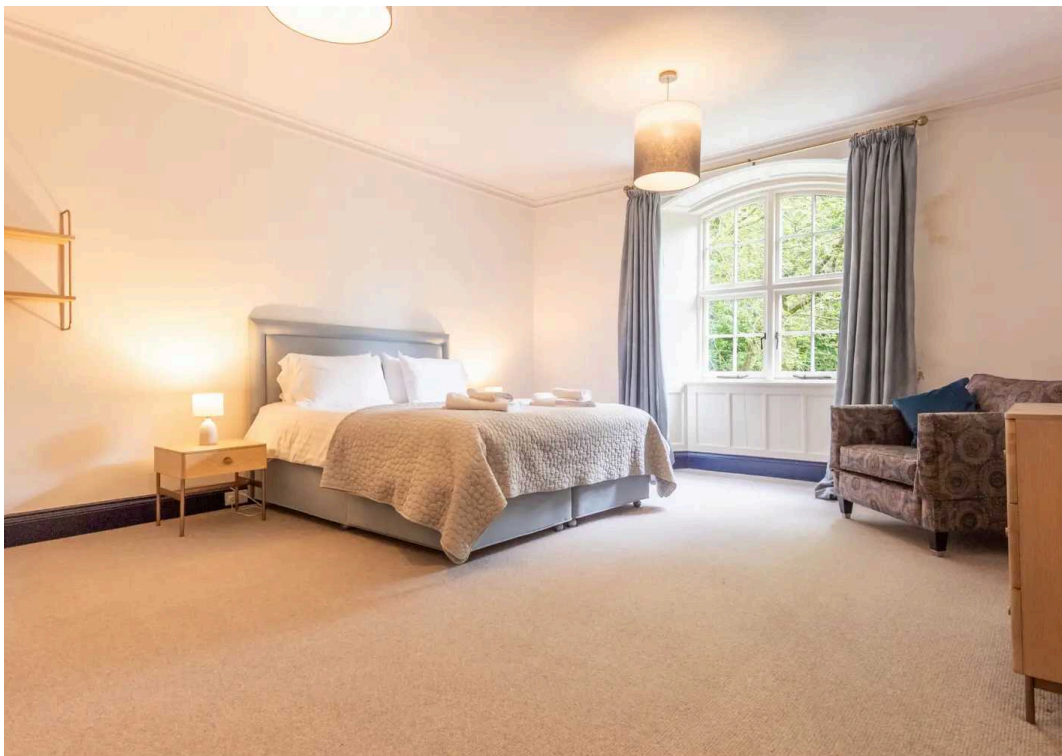
25' 5" x 19' 11" (7.74m x 6.07m)

SECOND FLOOR

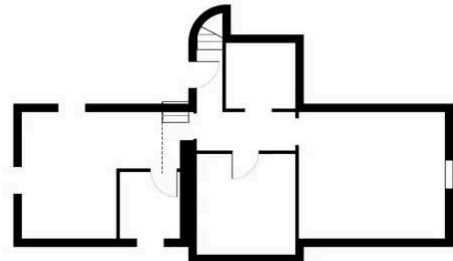
BEDROOM

14' 11" x 8' 11" (4.55m x 2.71m)





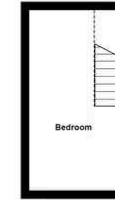




Thwaites House - Cellar



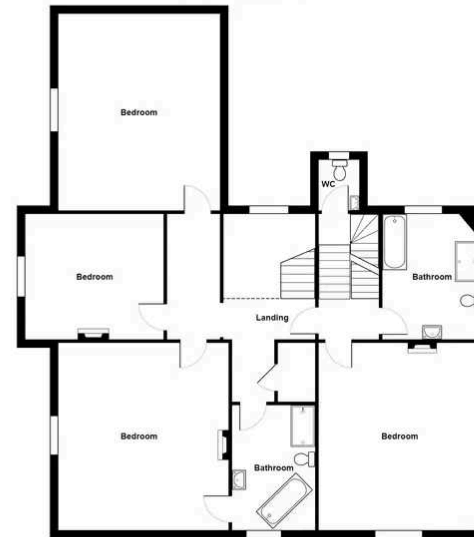
Thwaites House - Second Floor



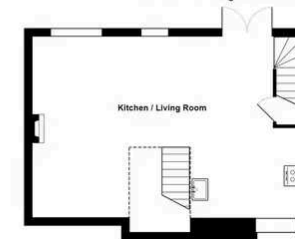
Guardswood Cottage - Second Floor



Thwaites House - Ground Floor



Thwaites House - First Floor



Guardswood Cottage - First Floor



Guardswood Cottage - Ground Floor
(Not actual position / orientation)

Thwaites House & Guardswood Cottage, Coniston
For illustrative purposes only - not to scale. The position and size of features are approximate only.
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