



 Knipewood





# Knipewood

Coniston, LA21 8AB

Knipewood is a real beauty - set in an idyllic location and enjoying stunning scenery all around. It offers peace and tranquillity with an instantly loveable and welcoming feel greeting you as soon as you step over the threshold.

The property is situated on the east side of Coniston Water with magnificent views over the lake to the Coniston fells beyond. It is a view of unrivalled beauty described by John Ruskin (who lived at Brantwood, its next-door neighbour) as 'the best in England'.

Enjoying a westerly and southerly aspect, it gets full sunshine most of the day, with the sun coming up over the heights of Grizedale Forest in the early morning and setting over the Western fells in the evening, often in a blaze of colour.

## Quick Overview

- Superb Lakeland detached family home
- Magnificent panoramic lake and fell views
- 4 bedrooms & 3 reception rooms
- Self-contained one bed studio cottage
- 10 acres of ancient woodland
- Enchanting immaculate wrap-around gardens
- Fell walks right from your doorstep
- Ample parking on the private driveway
- Grage with utility room
- Ultrafast broadband available







# Welcome

---

The house itself is a substantial 4-bedroom property with entry through the front door via an entrance porch with room to hang coats and store boots. This leads into a light and airy hallway which serves as the central hub of the house.

From the hallway we enter the fabulous sitting room with its full-width bay window looking out over the magnificent view. Adjoining the living room and sharing the same view is the dining room, large enough to seat up to ten around the main table.

A rear hallway (with back door to the garden) leads through to the large family kitchen which is fully fitted with built-in cupboards and appliances; this room provides ample space for breakfasting and enjoys glorious views over the rear garden.

From the far side of the kitchen we return to the front hallway from where two further downstairs rooms are accessed. To the left is a spacious study which offers plenty of room for two desks and bookshelves. To the right is a separate downstairs cloakroom with toilet and hand basin along with more storage space, providing particularly useful when visitors, children or the elderly are visiting.

Upstairs there are four bedrooms, all of which will take a double bed or two singles. The two front rooms enjoy an elevated view over the lake and the current owners talk of how they enjoy their morning tea watching the light of the new day creep down the hillside opposite.

The two other bedrooms enjoy delightful views over the extensive gardens, this floor also benefits from not only a house bathroom but a separate shower room too.

The south-east corner of the landing has been left open and is a special nook where one can relax quietly with a book.

Returning to the front entrance hall, steps lead down to the undercroft which comprises a large garage, currently used as a workshop and storage area, plus separate utility room and a wood/solid fuel storage area.



# A Rare Opportunity

Tucked away in the grounds is a one bed self-contained studio style cottage benefitting from its own private patio seating area. Perfect for dependent relatives or guests. If desired, it would also make a wonderful designated workspace for those lucky enough to be able to work from home in such enviable surroundings, keeping work completely separate and well defined from home life.

There is a large gravelled area in front of the house, providing parking for half a dozen cars and ample turning space.

The gardens are an absolute delight - surrounding the house on all sides with several seating areas to take in those superb views and the afternoon sunshine. west facing and with several seating areas to take in those superb views and the afternoon sunshine. A tiered lawn leads through a wide variety of flower beds, shrubs and mature trees while two small becks meander their way under delightful bridges and crossing points, one passing through a substantial lined pond. The garden is at its most magnificent in Springtime when the snowdrops, daffodils, rhododendrons, azaleas and camellias are at their best.

Enclosing the garden on two sides are 10 acres of ancient woodland which also come with the property; in the Springtime the whole of these woods are carpeted in beautiful bluebells, a truly wonderful sight. The woods extend right to the boundary with Grizedale Forest where on can pick up the vast network of foot and cycle -paths that cover this area.

Further afield, the opportunities for walking in the area are almost boundless. For an easy stroll, the famous beauty spot Tarn Hows is a 10-minute drive away, while for the more ambitious the Old Man of Coniston at 803M can be tackled directly from the village. For those whose interests lie more with swimming or boating, there is easy access to the lake from Matchell's Coppice about 100M down the road.

There are only half-a-dozen residential properties on this stretch of Coniston Water, and it is inconceivable that any new building would be permitted. The sale of Knipewood therefore represents an almost unique opportunity to acquire a home that enjoys the peace, tranquillity and amazing views that are offered here - do not miss out!







## Location

---

Located on the quieter East side of Coniston Water, yet just a short drive to all that Coniston has to offer.

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 Brantwood just around the corner, whilst Donald Campbell's fated water speed record attempts on the lake are the stuff of legend.

Venture 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.





# Panoramic Living Spaces

## Specifications

**Sitting Room**  
20' 1" x 18' 0"  
(6.10m into bay x 5.49m max)

**Study**  
10' 9" x 9' 10"  
(3.28m x 3m)

## Entrance Porch

Having space for donning boots ahead of a fell walk or perhaps a spell in the garden.

## Entrance Hallway

Light and welcoming for greeting visitors. An internal door leads to the garage on the lower ground floor.

## Cloakroom

Even the smallest room in the house boasts a view! Having part tiled walls, wash hand basin and WC.

## Sitting Room

This dual aspect bright bayed room is wonderfully light and airy enjoying fabulous views of Coniston Water and beyond to the Coniston Fells. Natural light streams in from the wonderful bay window. Perfect for quiet relaxation this lovely room is spacious enough for all, yet maintains that 'cosy' feeling for relaxing with friends and family, especially in front of the open fireplace on those cooler evenings.

## Study

Dual aspect with views of the fabulous garden and the fells beyond - a welcome distraction perhaps when it comes to tackling paperwork.



# Country Cuisine

## Family Kitchen

L- Shaped with a tiled floor this dual aspect room has country style wall, base and display units with a complementary work surface incorporating an inset stainless steel sink and a half with drainer and mixer tap. For the busy cook, storage space is plentiful. Integrated appliances include two undercounter fridges and a Whirlpool dishwasher, and there is a Countrychef range style cooker with 5 ring ceramic hob and double oven/grill. Also having space to dine.

### Specifications

**Family Kitchen**  
16' 8" x 15' 3"  
(5.08m max x 4.65m max)

**Dining Room**  
19' 3" x 12' 2"  
(5.87m max x 3.71m)

## Dining Room

Enjoying magnificent views of the lake, The Old Man of Coniston and surrounding fells, this dual aspect room is well suited to entertaining friends and family. How could you not be inspired for future adventures in the fells or on the lake when faced with such a wondrous sight?

A door leads to the sitting room, and stairs to the first floor bedroom above.

## Rear Entrance Hall

With a tiled floor, perfect for dealing with muddy paws, damp coats and soggy boots.







# A Room with a View

## Specifications

**Bedroom 1**  
16' 3" x 12' 2"  
(4.95m into bay x 3.71m max)

**Bedroom 2**  
11' 10" x 11' 10"  
(3.61m max x 3.61m max)

## Landing

With an integrated shelved linen cupboard, and a further cupboard housing the hot water tank cylinder. Additionally there is a loft access point.

## Bedroom 1

A fabulously light, bright and airy double bedroom, with bayed window to the front filling this room with natural light, and again, boasting breath taking views of Coniston Water and the Coniston fells beyond. There is a built in wardrobe with clothes hanging rail.

## Bedroom 2

Another dual aspect double room, this time enjoying delightful garden views, as well as of the lake and fells.





# Quality Bedrooms



## Specifications

### Bedroom 3

13' 1" x 10' 1"  
(3.99m x 3.05m)

### Bedroom 4

11' 8" x 9' 10"  
(3.56m x 3.00m)

## Bathroom

Having tiled walls and a three piece suite comprising a large shaped panel bath with shower tap attachment, pedestal wash basin, and WC. There is a heated ladder style towel rail/radiator and this room also has garden and lake views.

## Bedroom 3

A dual aspect double room currently in use as a twin, with wonderful views and having a loft access point.

## Bedroom 4

Currently in use as a twin, with splendid garden views from the window.

## Shower Room

Having tiled walls and floor and a three piece suite comprising a Hans Grohe shower within a cubicle, a wash basin and WC set in a vanity style unit with drawer and cupboard storage, and a heated ladder style towel rail/radiator.







# Extensive Tranquilities

## Specifications

**Garage / Workshop**  
22' 8" x 12' 2"  
(6.91m max x 3.73m min)

**Utility/Laundry Room**  
7' 6" x 7' 6"  
(2.29m x 2.29m)

## Lower Ground Floor

Stairs lead from the Entrance Hallway to the garage.

## Garage / Workshop

With up and over door, this is currently used as additional storage space.

## Utility / Laundry Room

Housing the Worcester boiler, this room is part tiled and has a Belfast style sink and plumbing

provision and space for an automatic washing machine and tumble dryer.

## Garden

A rather splendid large tiered garden with plenty of space in which to sit and relax; a perfectly peaceful and tranquil setting which affords superb views of Coniston water to the dramatic fells beyond. Lawns, borders with mature shrubs and trees, as well as a patio area ideal for a barbecue should the weather allow. There are lots of special areas from where to enjoy a morning coffee whilst listening to birdsong, or perhaps a glass of something cool at the end of the day. Also featuring a pond, as well as its own ancient woodland (roughly 10 acres) - this is a true haven for wildlife, there really is something for everyone.

Additionally there is a greenhouse for the enthusiastic gardener, and a timber shed - perfect for the storage of outdoor and garden equipment.

## Parking

Having a garage and also enjoying its own private gated gravel driveway, there is car



# Additional Accommodation

## Studio Style Detached Cottage

Just a stones throw from the main house, and providing splendid ancillary accommodation. Ideal for less able guests, and offering flexibility of single level living it could be perfect for a dependent relative (young or old), guests, or a nanny. It would also make a wonderful workspace, or perhaps as a source of income through residential letting, or holiday letting as this would make an excellent AirBnB.

### Specifications

Open Plan Living Area  
20' 4" x 17' 3"  
(6.20m max x 5.28m max)

## Open Plan Living Area

Entering into the cosy welcoming room which includes space to relax in front of the wood burning stove set upon the slate hearth, a dining, and a sleeping area.

## Kitchenette

Enjoying garden views and having part tiled walls and flooring, with wall and base units and complementary work surface with an inset stainless steel sink.

## WC Cloakroom

Having a tiled floor with WC and wash basin set within a vanity style unit.

## Shower Room

Having tiled walls and flooring and a Mira shower.







# Important Information

## Tenure

Freehold.

## Services

The property is connected to mains electricity and water. Oil fired central heating. Drainage is to a septic tank in the garden Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

## Broadband

Ultrafast broadband available - Openreach network.

## Mobile Signal

No coverage from Vodafone, O2, Three and EE.

## 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.

## Directions

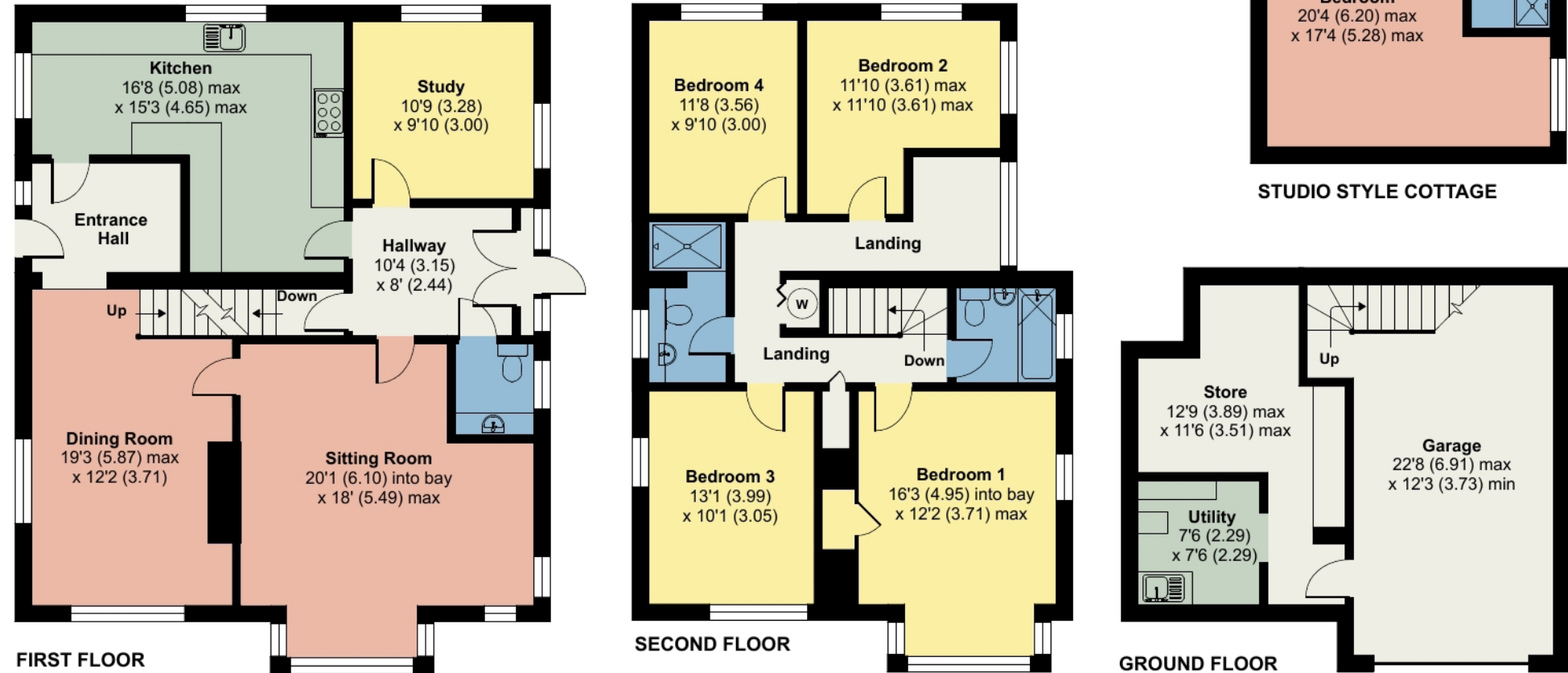
From Ambleside, head towards Coniston on the A593 but just as the Coniston village sign comes in to sight, take Shepherds Bridge Lane on the left signposted for Hawkshead, The Lake and Tarn Hows. At the T junction, turn left and after 1 mile take the first right signposted East of Lake and Lowick. This lane affords fantastic views down the length of Coniston Water and after approximately 3/4 mile, the turning into Knipewood is found on the left hand side. (If you reach Brant Wood, you have gone a bit too far!)

## What3Words

///signified.parkway.scooter



# Floorplan & Boundary



## Knipewood, Coniston, LA21

Approximate Area = 2517 sq ft / 233.8 sq m (includes garage)  
Studio Style Cottage = 354 sq ft / 32.8 sq m  
Total = 2871 sq ft / 266.7 sq m  
For identification only - Not to scale



Crown copyright 2024 Ordnance Survey ref: 01204311. 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 give, nor do they form part of a contract.



## Viewings

Strictly by appointment with Hackney & Leigh  
Ambleside Office.

To view contact our office:

Call us on 015394 32800

Rydal Road, Ambleside, Cumbria, LA22 9AW

[amblesidesales@hackney-leigh.co.uk](mailto:amblesidesales@hackney-leigh.co.uk)

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

*Caring about you and your property*