



Coniston

£725,000

Banks Ghyll, Devonshire Terrace, Coniston, Cumbria, LA21 8HG

Only a stones throw from Coniston, enjoying ready access to the village centre, and with fabulous fell and lake views from its elevated position, this wonderfully placed detached property is the perfect holiday let, lock-up and leave weekend retreat or indeed main residence.

The "upside down" accommodation includes two bedrooms and a bathroom on the ground floor, with an open plan living/dining/kitchen, two bedrooms and a second bathroom on the first floor, really making the most of the stunning views.

Quick Overview

- Detached 4 bedrooomed/2 bathroomed house
- Open plan living/dining/kitchen
- Primary bedroom with Juliette balcony
- Sunny garden room
- Well maintained garden with patio areas
- Fabulous fell and lake views
- Contents available by separate negotiation
- No upward chain
- Private driveway and parking for several cars
- Superfast broadband available



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Superfast
Broadband
Available



Private Driveway
Parking

Property Reference: AM4167



Sitting Room



Dining Kitchen



Bedroom 4/Home Office



Sunny Garden Room

Gazing down over the valley to sparkling Coniston Water below, this delightful home enjoys a magnificent setting with dramatic scenery all around. Entering via a sweet canopy porch into the light and welcoming entrance hall with ample space for coats and boots, having a window suitably placed with views to tempt you whilst pulling on boots for a day in the fells. Stairs here lead to the first floor where the main living accommodation is arranged to make the most of those fabulous views, with further stairs leading to the lower ground floor.

The first floor landing leads to the dual aspect open plan living area - wonderfully light and airy with breathtaking views of the lake and surrounding fells. The sitting room features an exposed stone wall with slate hearth and gas "stove effect" fire and characterful timber mantle. Glazed patio doors lead to the garden, extending the living space and bringing the outside in. An ideal room for gathering with friends and family.

The kitchen has tiled walls and is fitted with stylish light oak wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include a Hotpoint dishwasher, and Bosch freezer. Benefitting from also having space to dine this is perfect for entertaining friends and family, with room for all, and the cook not missing out on any of the fun.

Accessed from the landing is a garden sun room - a wonderful addition. What better place to sit and read with the afternoon sun warming you. Having two external doors to the garden beyond, one being a traditional style stable door.

There are two bedrooms on this level, bedroom one being a bright spacious room with a delightful Juliette balcony, stunning views and an integral floor to ceiling wardrobe unit. The second bedroom on this floor is currently in use as a study/home office but would equally suit as a hobby or music room - the choice is yours.

The bathroom has tiled walls and a modern three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin and WC. A door here leads to a small sauna (currently providing additional storage space.) Additionally there is a WC cloakroom with tiled walls, wall hung wash basin and WC - perfect for when guests are staying.

On the lower ground floor is a landing area with generous under stair storage, and the two further bedrooms. The double bedroom here is dual aspect and boasts views over the garden and beyond to both lake and fells, and has an integrated wardrobe alcove. The twin bedroom enjoys fell and woodland views. Serving this floor is a second bathroom, having tiled walls and a three piece suite comprising a panel bath with shower tap attachment, pedestal wash hand basin and Saniflo WC.

Outside the garden path wraps around the property giving



Sitting Room



Open Plan Dining Space



Bedroom 1



Bedroom 2



Bedroom 2



Patio Seating Area

full access to the private and tranquil garden. There is plenty of space in which to sit and relax whilst taking in the glorious views to the Yewdale fells and beyond to the Fairfield Horseshoe. A sloping lawn is bordered with mature shrubs and trees and there is a patio area as well as a number of peaceful seating areas - ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day. Beyond the garden, and included with this property, is an area of natural woodland providing additional outdoor space.

The private gravel driveway can accommodate several cars.

It is so peaceful here, quietly tucked away from the hustle and bustle, that it might be easy to forget that Coniston, and all it offers, is virtually on your doorstep. Don't leave it too late to see for yourself!

Location Banks Ghyll is located just a short stroll away from the centre of Coniston famous for its connections with Donald Campbell and his famous world record breaking feats in Bluebird on Coniston Water in 1967. It is also where the Coniston Mountain Rescue was founded in 1948 - the first of its kind in The Lake District. Coniston offers a variety of traditional Lakeland inns selling locally brewed ale, shops, cafes, restaurants and of course a school, as well as the wonderful facilities on the lake, all of which are surrounded by the sensational Lakeland scenery.

Accommodation (with approximate dimensions)

Entrance Porch Stairs to lower ground floor and first floor.

First Floor

Landing Loft access via pull down ladder. The Worcester gas central heating boiler is housed here.

Open Plan Living Area

Sitting Room 19' 2" x 11' 5" (5.84m x 3.48m)

Kitchen 12' 0" x 8' 10" (3.66m x 2.69m)

Sun/Garden Conservatory Style Room 15'0 x 5'1" (4.66m x 1.55m)

Bedroom 1 16' 7" x 12' 4" (5.05m x 3.76m)

Bathroom

WC Cloakroom

Bedroom 4/Home Office 10' 5" x 10' 2" (3.18m x 3.1m)

Lower Ground Floor

Landing With integrated cupboard having plumbing provision for an automatic washing machine and tumble dryer, and understairs storage space.



Ordnance Survey Plan Ref M4P-01244136



The Yewdale Fells



Side Elevation and Fell Views



Garden and Coniston Water



Coniston and Surrounding Fells

Bedroom 2 16' 0" x 12' 0" (4.88m x 3.66m)

Bedroom 3 16' 6" x 9' 11" (5.03m x 3.02m)

Second Bathroom

Property Information

Tenure Freehold

Potential Residential Renting Price If you were to purchase this property for residential lettings we estimate it has the potential to achieve £**** per calendar month. For further information and our terms and conditions please contact the Office.

Council Tax Westmorland and Furness District Council - Band F

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

Broadband Superfast broadband is available - Openreach network.

Mobile Signal Likely service from EE and Vodafone.

Request a Viewing Online or Call 015394 32800

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

Directions On entering the village of Coniston from the direction of Ambleside, proceed through the centre of the village crossing over Church Bridge and continue along past the petrol station and then take the first right turn onto Station Road. Continue up the hill and take second left turn onto Old Furness Road and then turn immediately right onto The Banks. Banks Ghyll is located on your right.

Note. Turning off the road onto the private drive here is an acute bend so low gear and care to be taken. The private gated driveway to Banks Ghyll is ahead of you with magnificent views as your reward. Parking on the driveway.

What3Words ///dolphin.prevented.tentacles

Viewings Strictly by appointment with Hackney & Leigh.

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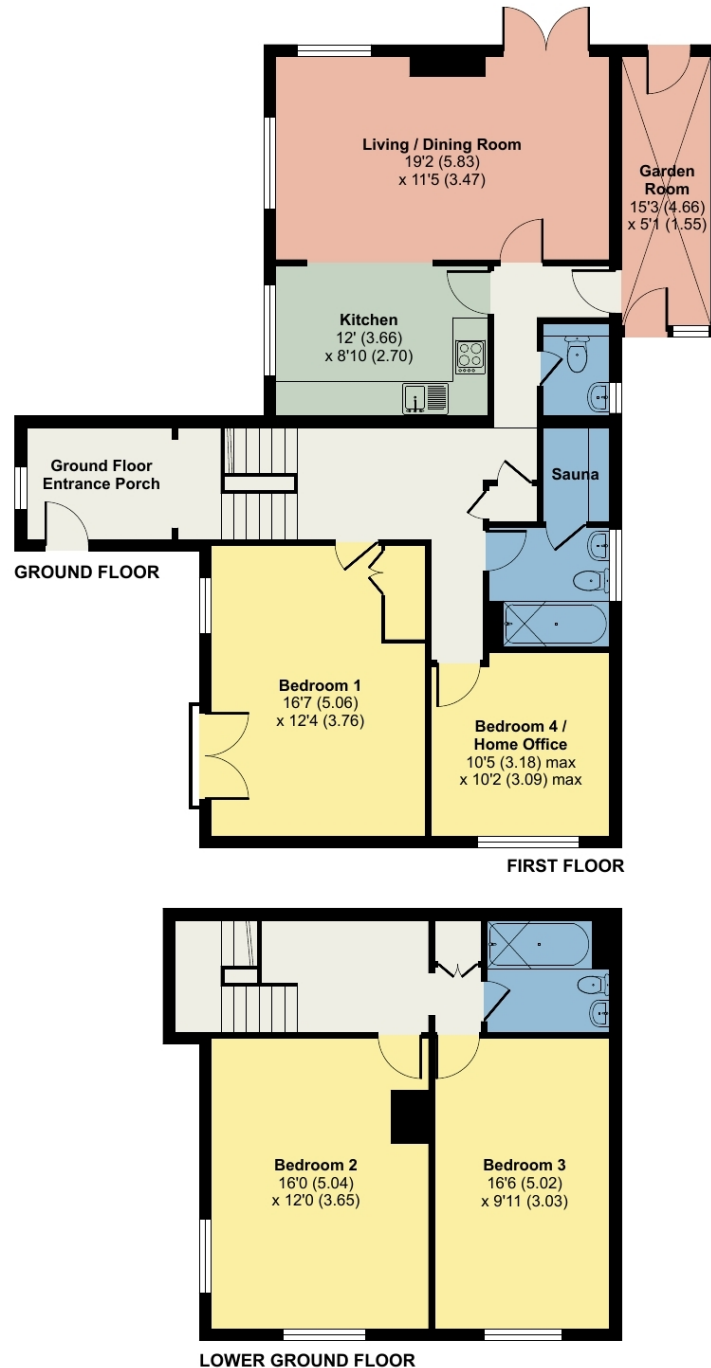
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Hackney & Leigh Ltd Rydal Road, Ambleside, Cumbria, LA22 9AW | Email: amblesidesales@hackney-leigh.co.uk

Banks Ghyll, Devonshire Terrace, Coniston, LA21

Approximate Area = 1614 sq ft / 149.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1363017

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