



## Coniston

**£575,000**

Ingleside, 1 Beck Yeat, Coniston, Cumbria, LA21 8HT

Superb views of Coniston Old Man are offered from this delightful five-bedroom dormer bungalow. Occupying a generous corner plot in the heart of Coniston village, within the stunning Lake District National Park. The property boasts bright and well balanced accommodation throughout with triple-aspect lounge, fitted kitchen, 5 bedrooms and a family bathroom. With private driveway parking, single garage and a generous sized garden Ingleside offers a real sense of space and privacy and is within easy reach of useful village amenities and the stunning surrounding fells and lakes.

### Quick Overview

Stunning fell views

5 bedroom detached dormer bungalow

Generous corner plot

Peaceful village location

Private garden

Versatile accommodation

Garage and driveway parking

Perfect as home, second home or holiday let

No chain

Superfast broadband available



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Superfast  
Broadband  
Available



Driveway  
Parking

Property Reference: AM4169



Kitchen



Living Room



Garden and Views



Garden

Entering through the front door at Ingleside you are straight into a welcoming hallway which gives you access to all of downstairs rooms. The hallway benefits from understairs storage along with a large separate storage cupboard.

Leading on into the kitchen there are beautiful views of the garden and the ever impressive Coniston Old Man beyond. The kitchen has a range of wall and base units, laminate worktops, a four ring gas hob and an electric cooker with extractor over. An attractive Belfast style sink with mixer tap is set in butchers block worktop. There is an undercounter integrated fridge and space for an undercounter freezer along with plumbing for a washing machine. The room has a useful serving hatch to the living room, spotlights to the ceiling and is partly tiled. A large cupboard houses the gas boiler and a glazed PVC door gives access to the private garden.

The light and airy triple aspect living room offers a wonderful space to relax and unwind whilst enjoying the splendid views of the superb Coniston fells. The coal effect gas fire with decorative surround gives the room a cosy feel, especially on the chilly winter evenings.

On the ground floor you have two comfortable double rooms one with a view over the garden and to the beautiful fells, the second with a view to the front aspect over the garden. The third bedroom is a single room and currently be used as a snug but could be used as a bedroom or indeed home office.

The family bathroom comprises of a 3 piece suite, a bath with shower over, WC and wash hand basin.

To the first floor landing you are greeted with superb views from the skylight. A WC with wash hand basin is nestled between the two twin rooms on this floor.

Both bedrooms benefit from incredible views from the Velux windows and both have super undereaves storage. These rooms are the perfect place for family and guests to rest their heads when they visit.

Outside at Ingleside there is a paved drive and separate single garage with light and power. The front garden is mainly laid to lawn and has a variety of mature shrubs. A gate leads you around to the private back garden which boasts magnificent views of The Old Man of Coniston! The garden is laid to lawn with a pretty decorative rockery, mature trees and shrubs which attract a variety of wildlife all year round.

There is a timber shed for storage and a timber summer house with decking, a simply perfect place for sitting back and taking in the views on a summers evening.

**Directions** From Ambleside, Coniston can be reached on the A593 heading south-west.

Upon entering Coniston, pass through the village, bearing right to go over the Church Bridge. Pass the petrol station and then turn left onto Lake Road. The first turning on your left is Beck Yeat. Ingleside is the left hand corner plot as you are turning into this peaceful cul de sac.

## Accommodation (with approximate dimensions)

**Entrance Hall** 11' 6" x 4' 5" (3.51m x 1.35m)

**Kitchen** 10' 7" x 11' 5" (3.23m x 3.48m)

**Living Room** 21' 3" x 8' 7" (6.48m x 2.62m)

**Family Bathroom** 6' 4" x 5' 3" (1.93m x 1.6m)

**Bedroom One** 8' 7" x 11' 8" (2.62m x 3.56m)

**Bedroom Two** 12' 7" x 8' 9" (3.84m x 2.67m)

**Bedroom Three/Snug** 9' 6" x 8' 0" (2.9m x 2.44m)

## First Floor

**Bedroom Four** 10' 4" x 14' 3" (3.15m x 4.34m)

**Bedroom Five** 3' 17" x 4' 34" (1.35m x 2.08m)

## WC

**Garage** 16' 9" x 8' 7" (5.11m x 2.62m)

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** The property is connected to mains gas, electricity, water and drainage.

**Broadband** Superfast broadband available.

**Mobile Services** O2 Likely service, limited from EE, Three, and Vodafone.

**Council Tax** Westmorland and Furness District Council Band E.

**What3words** //stolen.release.pelting

**Viewings** Strictly by appointment with Hackney & Leigh.

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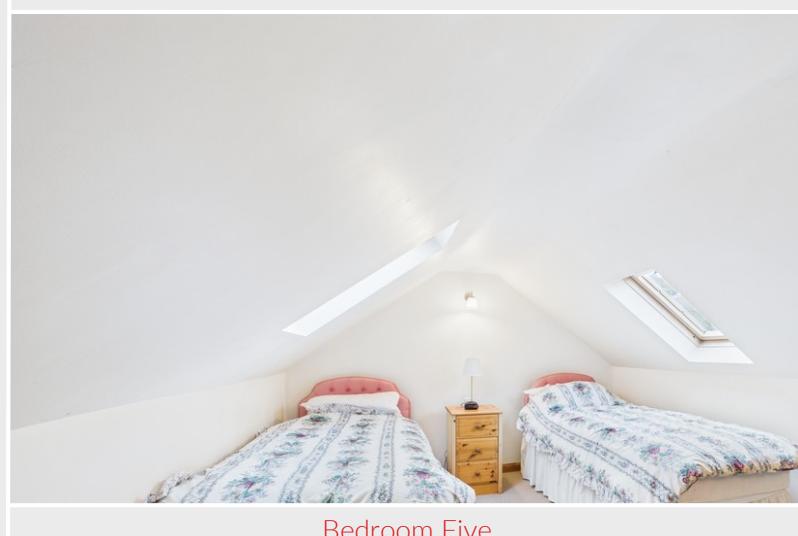
Bedroom One



Bedroom Two



Bedroom Four



Bedroom Five



**Approximate total area<sup>(1)</sup>**

113.9 m<sup>2</sup>  
1226 ft<sup>2</sup>

**Reduced headroom**  
13.7 m<sup>2</sup>  
147 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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