



## Lake Road

£275,000

Rooftops, 2 Fernlea, Lake Road, Coniston, LA21 8EW

Views, Views, Views! A superbly presented, 2 bedroom, top floor apartment, centrally located and with fabulous views to Coniston Old Man and the surrounding fells.

Currently a 4\* holiday let with approximately a £25,000 turnover, this stunning property is offered with all fixtures and fittings and is definitely one not to be missed!

### Quick Overview

Fantastic fell views  
2 Bedrooms and 1 bathroom  
Modern breakfast kitchen and separate living room  
Attractive Lakeland stone building  
Fabulous central location  
A short walk from Coniston Water  
Beautifully presented being modernised by the current owners  
No chain  
An ideal holiday let, second home or low maintenance main residence



2



1



1



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Superfast  
Broadband  
Available



Parking By  
Separate  
Arrangement

Property Reference: AM4179





Breakfast Kitchen



Living Room



Living Room



View

Accessed via a well maintained communal entrance, this attractive apartment opens into a private hallway and offers a bright dual aspect, well presented living room with delightful fell and mountain views.

There is a separate contemporary breakfast kitchen, again with lovely views and offering ample space for both cooking and dining. With soft grey wall and base units, inset stainless steel sink, wood work surfaces, and integrated appliances of; 4 ring induction hob, double oven and extractor fan. The modern touches of tiled splash back and laminate flooring finish the area off perfectly, this immaculate kitchen has everything one could need to cook up a delicious meal.

There are two generously sized double bedrooms, bedroom one being dual aspect and enjoying the most wonderful views towards The Old Man and Grizedale Forest - the perfect scene for those morning coffees. Bedroom two, which also has stunning views, so there's a treat for the eyes for all guests.

The superb bathroom is spacious and modern with a freestanding roll top, claw foot bath, enclosed corner shower, WC and pedestal wash hand basin. There is also a heated towel rail and an illuminated mirror. The perfect, relaxing bathroom to take a soak after a long day on the high fells.

From the hallway there is a box room with skylight which is an ideal storage room but could perhaps be utilised as a small home office or bike store.

Outside there is a bin store for both properties and the current owners have a private arrangement with a neighbour for a car parking provision at £100 per month.

The property benefits from gas-fired central heating and double glazing, making it comfortable and economical to run whether used as a permanent residence, a weekend retreat, or a holiday let.

An excellent property in a highly desirable location, early viewing is strongly recommended.

### Accommodation (with approximate measurements)

**Communal Entrance** Hall and stairs to both properties.

**Private Entrance Hall**

**Living Room** 12' 10" x 13' 6" (3.91m x 4.11m)

**Breakfast Kitchen** 12' 2" x 10' 4" (3.71m x 3.15m)

**Store** 5' 6" x 3' 5" (1.68m x 1.04m)



**Bedroom 1** 12' 10" x 10' 9" (3.91m x 3.28m)

**Bedroom 2** 10' 9" x 9' 1" (3.28m x 2.77m)

**Bathroom**

### Property Information

**Tenure** The property is understood to be leasehold for a term of 999 years from 2000 at a peppercorn ground rent plus a service charge levied at 20% of the annual expenditure for the building as a whole.

**Business Rates** Rooftops has a rateable value of £2,650 with £1,322.35 being payable to Westmorland and Furness Council for 2025/2026. Small business rates relief may be available.

**Services** The property is connected to all mains gas, water, drainage and electricity. There is gas fired central heating to radiators and double glazing.

**Broadband** Superfast Broadband is available on Openreach network.

**Mobile Services** Likely service from EE, Vodafone, o2 and Three.

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

**Directions** On entering Coniston from Yewdale Road continue through the village over the bridge passing the petrol station which is on the left. Take the next left into Lake Road and Flat 2 Fernlea can be found on the right hand side with plenty of on-street car parking available just past the property. The central location makes an ideal position for access to all of the village amenities.

**What3Words** ///lightens.acquaint.belonged

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

**Anti Money Laundering** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



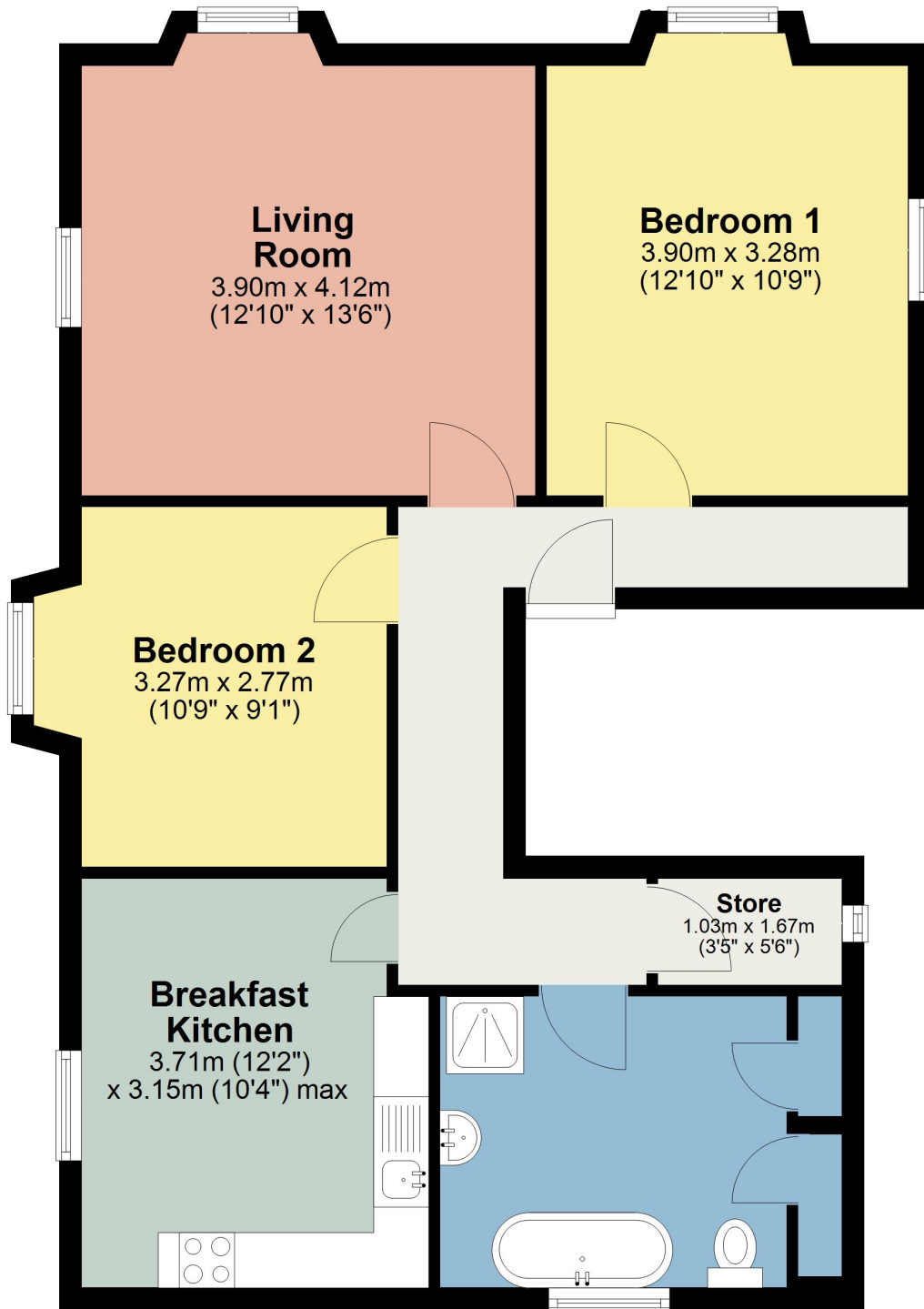
Bathroom



View

## Second Floor

Approx. 72.7 sq. metres (782.1 sq. feet)



Total area: approx. 72.7 sq. metres (782.1 sq. feet)

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. REF:

Plan produced using PlanUp.

## Rooftops, 2 Fernlea, Lake Road, Coniston

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 14/02/2026.