





Lake House Living Room



View from the Library



Garden

Lane Head and Lake House

£1,500,000

Lane Head and Lake House

East of the Lake

Coniston

Cumbria

LA21 8AA

With sensational views across Coniston Water to the mountains beyond, this wonderful 8 en-suite bedroomed property also includes an immaculate 3 bedroomed cottage and a boat house.

Previously utilised as an Education Centre - for which it remains perfectly suited, Lane Head would also make an idyllic residence complete with a ready made luxury granny annex or holiday let providing a healthy income, set in simply breathtaking surroundings in the English Lake District.

Description Lane Head is a truly unique property in an absolutely magnificent setting. Once owned by William Collingwood, secretary to John Ruskin and a renowned artist in his own right and whose second claim to fame was that he was also a friend of a young Arthur Ransome who taught Collingwood's grandchildren to sail from Lane Head's boat house, an experience which gave him the inspiration to go on to write the world famous Swallows and Amazons.

If that is not enough to fire the imagination then a quick glimpse of the views from this impressive property will certainly set the pulse racing.

Lane Head is a very attractive building which stands in an elevated position above the lake over which it enjoys simply wonderful views across to the village of Coniston nestled at the

foot of the dramatic Coniston mountain range which forms an impressive backdrop.

The main house has in recent years served as an Outdoor Education Centre but has C2 Planning Permission which would allow for use as a training centre, nursing home or college and includes four wonderful bayfronted reception rooms all with lake and mountain views, a kitchen and eight en-suite bedrooms (most of which have two en-suites) and two with adjoining sitting rooms. In addition there are store rooms, equipment rooms, drying rooms, laundries, attic rooms and a large garage/office which also accommodates a modern and highly efficient environmentally friendly Biomass heating system, registered with OFGEM which is self financing with RHI payments. This building also has planning permission for use as a home office if desired.

The accommodation has been designed to provide splendid disabled access both to the ground floor and to the gardens and grounds.

Alongside is Lake House a very stylish luxury holiday let with The Lakeland Cottage Company (Lakeland-Cottage-Company.co.uk) which would equally suit as owners accommodation or a "granny flat" for a dependant relative. This bright and recently refurbished cottage includes 3 double bedrooms, 2 bathrooms, a lovely living room with lake views and a family kitchen as well as a garage.

A right of way on foot from the garden leads across fields (in separate ownership) to where the delightful stone and slate built Victorian boathouse is situated. It is from this very boathouse that Arthur Ransome is said to have taught Collingwood's grandchildren to sail. The boathouse offers sensational views across the lake and enjoys the benefit of planning permission for the construction of a new jetty which will be completed in the summer of 2016 by the current owners.

Lane Head itself has planning permission (Ref 7/2014/5669) for a change of use from an outdoor education centre to a permanent residence. As a residence Lane Head would have to be the principle home of the owner i.e. occupied for a minimum period



Reception Room/Kitchen



View



Biomass Fuel Store



Library



Garden and View



Lane Head and Lake House

of 6 months in every 12 month period. Lake House has planning permission (under the same reference) for use as a holiday let or for local needs housing. The full details are available from our Ambleside Office or can be viewed on the Lake District National Park Authority website (www.lakedistrict.gov.uk). This planning permission has not yet been instigated. Those wishing to occupy either property in any way other than those currently permitted are advised to discuss their requirements with the National Park Authority.

We understand that Lane Head was re-roofed and substantially refurbished in approximately 2004/5 and that the boathouse was also re-roofed and refurbished in 2009.

Too much to take in? Come and have a look for yourself and we are sure that neither Lane Head nor Lake House will disappoint.

Accommodation (with approximate dimensions)

Lane Head

Hallway With two radiators and telephone point.

Cloak Room With radiator

Reception With a tiled floor and a radiator.

Office 17' 4" x 16' 4" (5.28m x 4.98m) A dual aspect room with lovely views from the bay window and having a radiator and telephone and internet points. Lane Head is fully wired with CAT 5 so that most of the principle rooms can readily access the internet.

Reception Room/Kitchen 25' 7" x 24' 11" (7.8m x 7.59m) A superb room with stunning views of the lake and mountains from the bay window and having wall and base units incorporating a stainless steel single drainer sink unit with mixer tap, an integral oven and halogen hob. There is an instant boiling water tap, plumbing for a dishwasher, and a Vent Axia extractor fan. There is a beautiful



Coniston/Bedroom6

feature ceiling and 2 radiators.

Briefing Room 18' 0" x 17' 0" (5.49m x 5.18m) Again with superb views from the bay window with working shutters. There is a multi fuel stove set on a slate hearth with Carrera Marble surround and mantle and having 2 radiators.

Study/Library 19' 0" x 17' 8" (5.79m x 5.38m) With stunning views of Coniston Water and the fells beyond from the bay window with original working shutters and having a multi fuel stove set on a slate hearth with a Carrera marble surround and mantle. There are built in storage cupboards and shelving, exposed timber

flooring and 2 radiators.

Vestibule With radiator.

Grizedale - Bedroom 1 A lovely large wheelchair accessible suite with separate sitting and bedroom areas and having 2 radiators and a loft hatch. A splendid room designed with disabled access in mind.

Shower Room With a 3 piece suite comprising a shower, wash hand basin and W.C.



Lake House Bedroom 1



Lake House Kitchen

Wet Room With shower, wash hand basin and W.C. There is a radiator and an extractor fan. This room has been designed with disabled access in mind with low level sink, seating etc.

Commercial Kitchen With stainless steel wall and base units incorporating a sink unit. The commercial kitchen equipment is available by negotiation. There is a radiator.

Store With power and light.

Utility With plumbing for both a dishwasher and a washing machine and having a sink unit and a radiator.



Ceiling in Reception Room/Kitchen



View



Reception Room/Kitchen

Lobby With a radiator and door to outside.

Dry Goods Store Room

Laundry Room 11' 3" x 11' 1" (3.43m x 3.38m) With a stainless steel sink unit with commercial spray tap, radiator, a small Belfast sink, plumbing for an automatic washing machine and a door to the outside.

Study/Office 13' 1" x 5' 10" (3.99m x 1.78m) Dual aspect room with a radiator.

W.C With W.C, wash hand basin, extractor fan and a radiator.

First Floor

Landing With radiator.

W.C With W.C and wash hand basin.

Tilberthwaite - Bedroom 2 26' 2" x 17' 0" (7.98m x 5.18m MAX) Triple aspect room with sensational views and having 2 radiators, a television point and a loft hatch with a pull down ladder (please note the loft area here is boarded).

Shower Room 1 With a shower cubide and wash hand basin. There is an extractor fan.

Shower Room 2 With a 3 piece suite comprising a shower cubide, wash hand basin with vanity storage and W.C. There is a mirror with a light point and an extractor fan.

Coppermines - Bedroom 3 13' 1" x 11' 9" (3.99m x 3.58m) With superb views from the sash window and having internet access point and a radiator.

Shower Room With a 3 piece suite comprising a shower cubide, wash hand basin with vanity storage and W.C. There is a shaver/light point and an extractor fan. There is also a superb view of the lake and fells from this room.

Windermere - Bedroom 4 19' 8" x 11' 8" (5.99m x 3.56m MAX)
With fabulous views and having a loft hatch with pull down ladder (the loft area is boarded) and a radiator.

Shower Room 1 With a shower cubicle and wash hand basin with vanity storage. There is a radiator and an extractor fan.

Shower Room 2 With a shower cubicle, W.C and wash hand basin with vanity storage. There is a mirror with a light point and an extractor fan.

Low Water - Bedroom 5 A superb suite with a sitting area (with walk in wardrobe storage with light 12'9" x 8'6") and a bedroom area (with radiator, internet connection point and loft hatch 15'5" x 8'6").

Shower Room With a shower cubicle, W.C and wash hand basin with vanity storage. There is a shaver/light point and an extractor fan.

Inner Landing With a radiator.

W.C With W.C and wash hand basin.

Coniston - Bedroom 6 17' 8" x 15' 8" (5.38m x 4.78m MAX) With superb views and having a radiator and a loft hatch with pull down ladder.

Shower Room 1 With a shower cubicle and wash hand basin with vanity storage. There is a radiator and an extractor fan.

Shower Room 2 With a shower cubicle, W.C and wash hand basin with vanity storage. There is a mirror with a light point, radiator and an extractor fan.

Tam Hows - Bedroom 7 23' 5" x 15' 7" (7.14m x 4.75m MAX) Dual aspect room with superb views and having 2 radiators.

Shower Room 1 With a shower cubicle and wash hand basin with vanity storage. There is a radiator and an extractor fan.



Heating Plant Room



Briefing Room



Commercial Kitchen



Lake House Bedroom 2



Lake House



Lake House Bathroom

Shower Room 2 With a shower cubide, W.C and wash hand basin with vanity storage. There is a radiator and an extractor fan.

Wetherlam - Bedroom 8 16' 8" x 11' 5" (5.08m x 3.48m MIN) Dual aspect room with loft hatch with pull down ladder (loftspace is partially boarded here) and a radiator.

Shower Room With a shower cubide and wash hand basin with vanity storage. There is a radiator and an extractor fan.

Lower Ground Floor

Hallway With a radiator and outside door.

Wet Room With shower, wash hand basin and W.C. There is a radiator and extractor fan.

Laundry Room 13' 9" x 13' 5" (4.19m x 4.09m) With base units incorporating 2 stainless steel single drainer sink units with mixer taps and having plumbing for an automatic washing machine, a radiator and a humid stat fan.

Boiler Room 15' 8" x 8' 2" (4.78m x 2.49m) Housing the 2 hot water cylinders, heating control system, the oil fired boiler and

the hot water pump systems.

Drying Room 15' 8" x 8' 2" (4.78m x 2.49m)

Meter Cupboard Housing the three phase electricity system and electricity meters.

Equipment Store 24' 11" x 24' 7" (7.59m x 7.49m) Housing the Biomass heating meters and having a door out to the garden.

Staircase from Low Water leads to



Garden and View

Attic Room 1 11' 5" x 10' 9" (3.48m x 3.28m) Housing the cold water storage tanks and pressurised pump system.

Attic Room 2 11' 5" x 10' 5" (3.48m x 3.18m)

Outside

Detached Garage 21' 11" x 20' 4" (6.68m x 6.2m) With light and power and having two roof lights, workbenches, sink and an outside tap.

Store/Drying Room 20' 4" x 6' 6" (6.2m x 1.98m) With light and

power.

Heating Plant Room 30' 2" x 20' 4" (9.19m x 6.2m) With a Herz biomass boiler, large hot water cylinder and biomass chip storage (17'8" x 17'4").

Greenhouse

Garden With 1.2 acres of garden largely consisting of lawn and having patio areas in which to sit and take in the peaceful and tranquil setting which affords superb views of Coniston water to the dramatic fells beyond. There is also a wooded area and a



Lake House Kitchen



View From Lake House Bedroom 1

shed here. The gardens are very private and are subdivided between Lane Head and Lake House. There is parking available on the tarmac area of the driveway for several vehicles.

Detached Boathouse 28' 0" x 17' 4" (8.53m x 5.28m) Of stone and slate construction and substantially refurbished and re-roofed in 2009. Access is gained to the boathouse via a pedestrian right of way over the adjoining fields which are in separate ownership. The boathouse enjoys planning permission for a jetty scheduled for completion in the Summer of 2016 and has sensational views.

Lake House

Vestibule With a tiled floor.

Hallway With a tiled floor, radiator, telephone point and having a under stairs storage cupboard.

Living Room 19' 8" x 13' 6" (5.99m x 4.11m) A triple aspect room with superb views and having a multi fuel stove set on a slate hearth, French doors leading to the pretty garden, a television point and a radiator.

Kitchen 17' 9" x 13' 8" (5.41m x 4.17m) With wall and base units with pelmet lighting and complimentary working surfaces incorporating a stainless steel sink unit, integral oven and halogen hob with hood over with light and a dishwasher. There is a supply pipe for an oil fired Aga and plumbing for an automatic washing machine, a tiled floor and 2 radiators.

First Floor

Landing With built-in storage cupboards and having 2 radiators.

Bedroom 1 16' 11" x 15' 3" (5.16m x 4.65m) A dual aspect room with superb views and having a built-in wardrobe and a radiator.

En-suite Shower With a 3 piece suite comprising a walk-in shower with thermostatic mixer and a glazed screen, wash hand basin and W.C. The walls and floor are attractively tiled and there is under floor heating, a shaver point, radiator and an extractor fan.

Bedroom 2 10' 5" x 9' 10" (3.18m x 3m) With a built-in wardrobe and having a radiator.

Bedroom 3 13' 10" x 5' 6" (4.22m x 1.68m) With a built-in wardrobe and top cupboards and having a radiator.

Bathroom With a 3 piece suite comprising a Heritage bath with shower over and glazed screen, wash hand basin and W.C. The walls and floor are attractively tiled and there is under floor



Lake House Bedroom 3

heating, shaver point, a radiator and an extractor fan.

Outside

Integral Garage 15' 6" x 9' 10" (4.72m x 3m) Housing the oil boiler and having light and power.

Garden There is a pretty garden which is laid to lawn with a slate patio area from which to sit and enjoy the spectacular view.

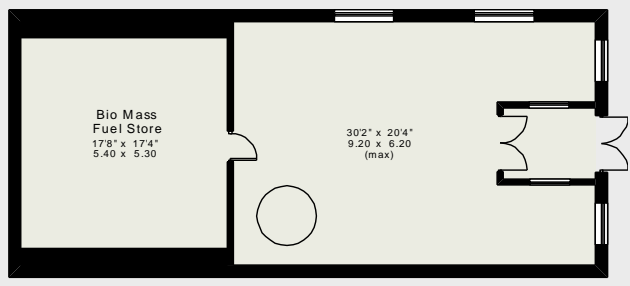
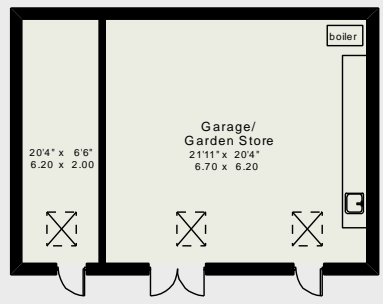
Parking There is parking available for two cars.

Services Mains electricity, and water are connected. There is a private sewerage treatment plant within the grounds. Both properties enjoy the biomass heating system.

Business Rates The property as a rateable value of £16,500 with the amount payable for 2016/17 being £7,986.

Tenure Freehold

Viewings Strictly by appointment only with Hackney & Leigh, Rydal Road, Ambleside, Telephone 015394 32800





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Please note that the Lake House portion of the property is a very successful holiday let with The Lakeland Cottage Company (www.lakeland-cottage-company.co.uk) so viewings of Lake House are restricted to Fridays only between 10:30am and 2:30pm.

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

Location 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 Tam 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 1/2 mile, the turning into Lane Head and Lake House is found on the right hand side.