



Coniston

£320,000

Fellside
Coppermines Valley
Coniston
Cumbria
LA21 8HP

Beautifully modernised and enjoying absolutely stunning surroundings right in amongst the high fells, this wonderful 1 bed roomed stone-built cottage will just take your breath away, and if the cottage doesn't then the views will! The panorama is quite simply out of this world and if instant access to the widest range of walks imaginable is desired, then this is the one for you.

Beautifully upgraded in recent times this imaginative and welcoming cottage includes a stylish open plan living room and kitchen, complete with a cosy log burner, a large double bedroom, a modern shower room and private car parking.

Property Ref: AM3767





Fells beyond Fellside

Location From Ambleside take the A593 through Clappersgate and Skelwith Bridge to Coniston. Yewdale Road is the main route into Coniston from this direction. Continue into the village turning right immediately after the Co-operative store. Continue along this road passing The Ruskin Museum which will take you onto an unsurfaced road which in due course runs alongside the beck on your left. Relax and enjoy the journey, it is all part of the wonderful character of this unique home. You will feel right amongst the fells now. After approximately 0.7 miles the road forks again to the right just about opposite the small Coniston Hydro Electric Scheme installation. This leads to the terrace of cottages and the parking area which is immediately to the front of the cottage. Should you miss the turning on your first visit, you can park further along, lower down from the cottage and walk up via the footbridge.

Description This delightfully welcoming stone built cottage has origins as a coppermines workers residence, but it is difficult now to imagine just how hard that life might have been as you sit with your feet up in front of the cosy log burner, reminiscing about the wonderfully relaxing day which you have just enjoyed out on the fells which are quite literally all around you, gazing out at the mountains.

Beautifully renovated and re-designed in recent times to include re-wiring, re-plumbing, new heating, upgraded insulation, a fitted kitchen and a stylish new shower room, there may be little inside the cottage now which that original resident coppermine workers might recognise, but those views would still be as familiar to him

today as they were 150 years ago. And what views they are! A superb panorama, enjoyed all the way on the drive up to the cottage, the full vista only really becomes apparent as you pull onto the car parking area. Looking from Coniston Old man to Brim Fell, Great How Crag and Swirl How, you really are right in amongst some of the most beautiful and dramatic scenery around. You can step from the door and walk all day, and enjoy a different walk every day, for goodness knows how long, should you so wish, and no matter how strenuous you may find all of that hiking, you will never tire of the view and the comforting welcome which awaits your return home to this lovely cottage.

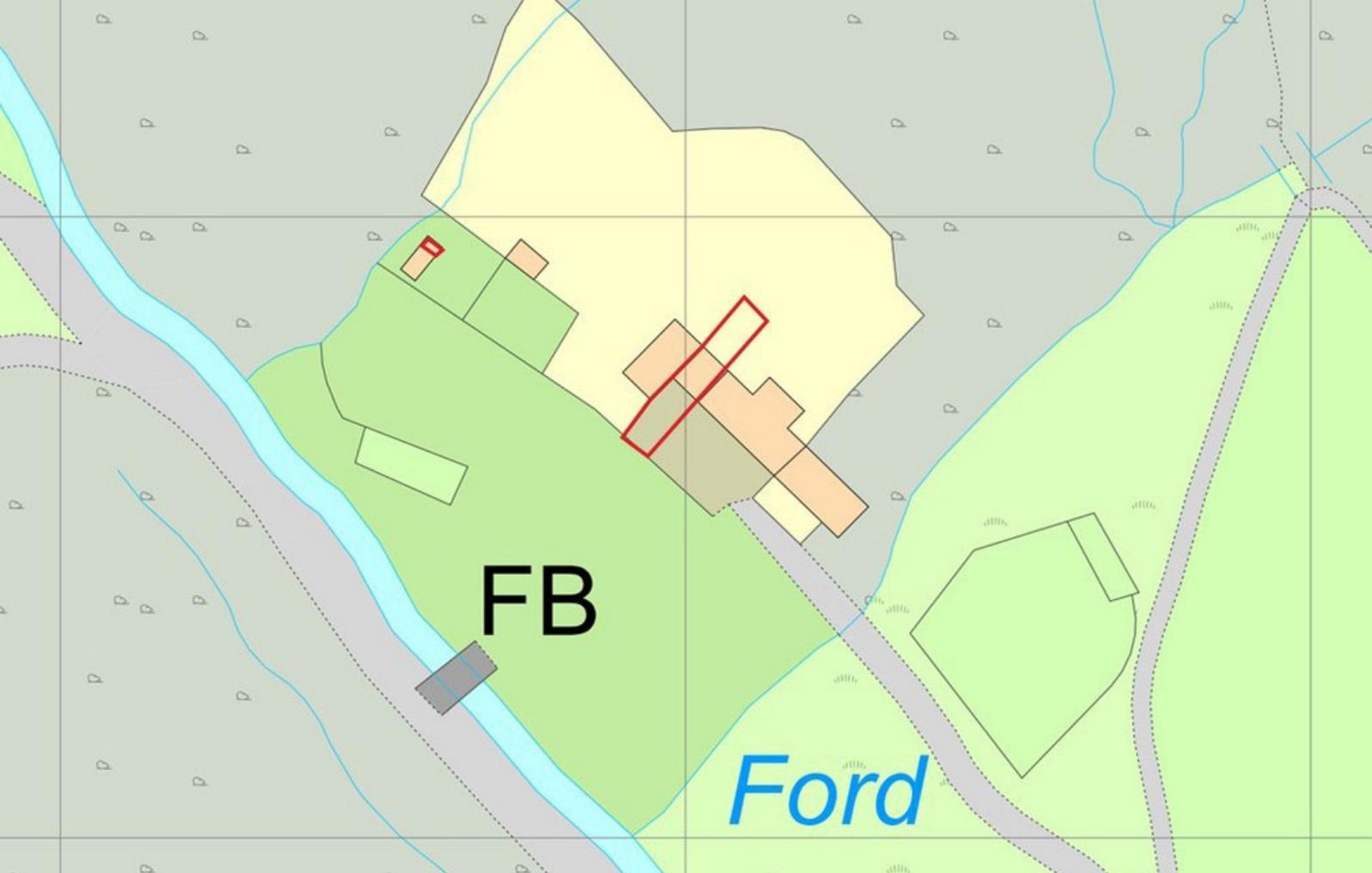
You could of course choose instead to simply relax in comfort and gaze out over the mountains all day- it is really all about the view after all, combined of course with the peaceful tranquillity, the quiet and that wonderful escapism of really feeling that you have stepped into another, more relaxing world.

Simply idyllic as a peaceful weekend retreat, a truly special holiday let or as a permanent home - come and experience it for yourself.

Accommodation (with approximate dimensions)

Open Plan Living/ Kitchen Area 16' 4" x 10' 6" (4.98m x 3.22m)

Living Area A light, welcoming and cosy room with stunning fell views, having a slate tiled floor and with a wood burning stove set upon a slate hearth, ideal for relaxing in front of after a day on the fells. With space to dine in front of the window, so making the most of the fell views and countryside beyond, and having downlights, and with a Wi Fi controlled electric radiator for those



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cooler evenings.

Kitchen Area Beautifully re-fitted having stylish wall and base units with complementary quartz work surfaces incorporating a Rangemaster stainless steel sink with mixer tap and integrated Bosch appliances including a slimline dishwasher, washer/dryer and undercounter fridge. Also with a useful under stairs cupboard with light.

Staircase to the upper floor

Landing 5' 11" x 5' 5" (1.81m x 1.66m) With window having fell views.

Shower Room With tiled walls and floor and with a stylish three piece suite comprising a Vado shower with a glazed door, a wash hand basin set within a vanity style unit, and dual flush WC. Having a Dimplex towel rail/ radiator, extractor fan and downlights.

Bedroom 9' 8" x 10' 7" (2.96m x 3.25m) A wonderfully light and airy double room with a vaulted ceiling and characterful exposed beams. The room enjoys simply stunning fell views and an abundance of storage space including two integrated wardrobes and a range of top cupboards. Having two wall light points and a modern electric radiator. There are also fixed bespoke bedside tables that allow for a king-size bed.

Services Connected to mains electricity and water and having shared drainage to a septic tank. The septic tank belongs to the

Yorkshire Mountaineering Club and is located on their land. This has always served the terrace despite there being no formal written agreement. In the unlikely event of this ever changing, Fellside does enjoy established rights to provide its own drainage facilities on the land to the south west of the cottage. There is also wi-fi controlled electric central heating, a useful commodity through those winter months!

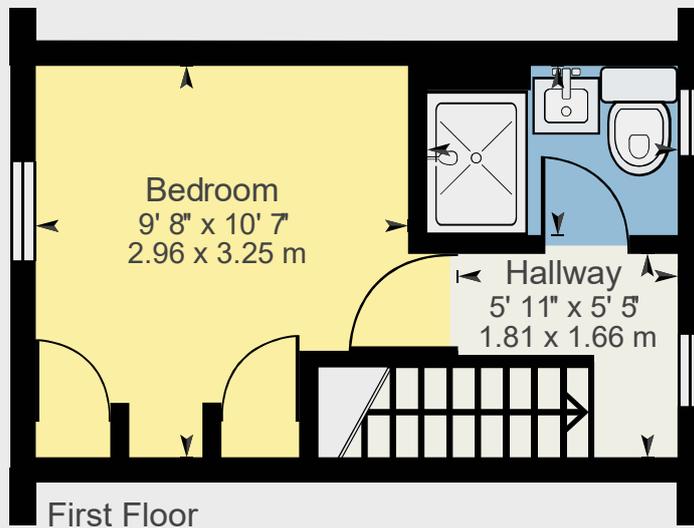
Outside Having an easily maintained patio area to the front, ideal for sitting and admiring the view, perhaps with a glass of something cool at the end of the day, and having a parking area directly opposite the cottage.

There is also a useful outdoor store set apart from the main property.

Council Tax South Lakeland District Council - Band A

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

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office. Telephone 015394 32800



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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