











## Accommodation in Brief

### **Lower Ground Floor**

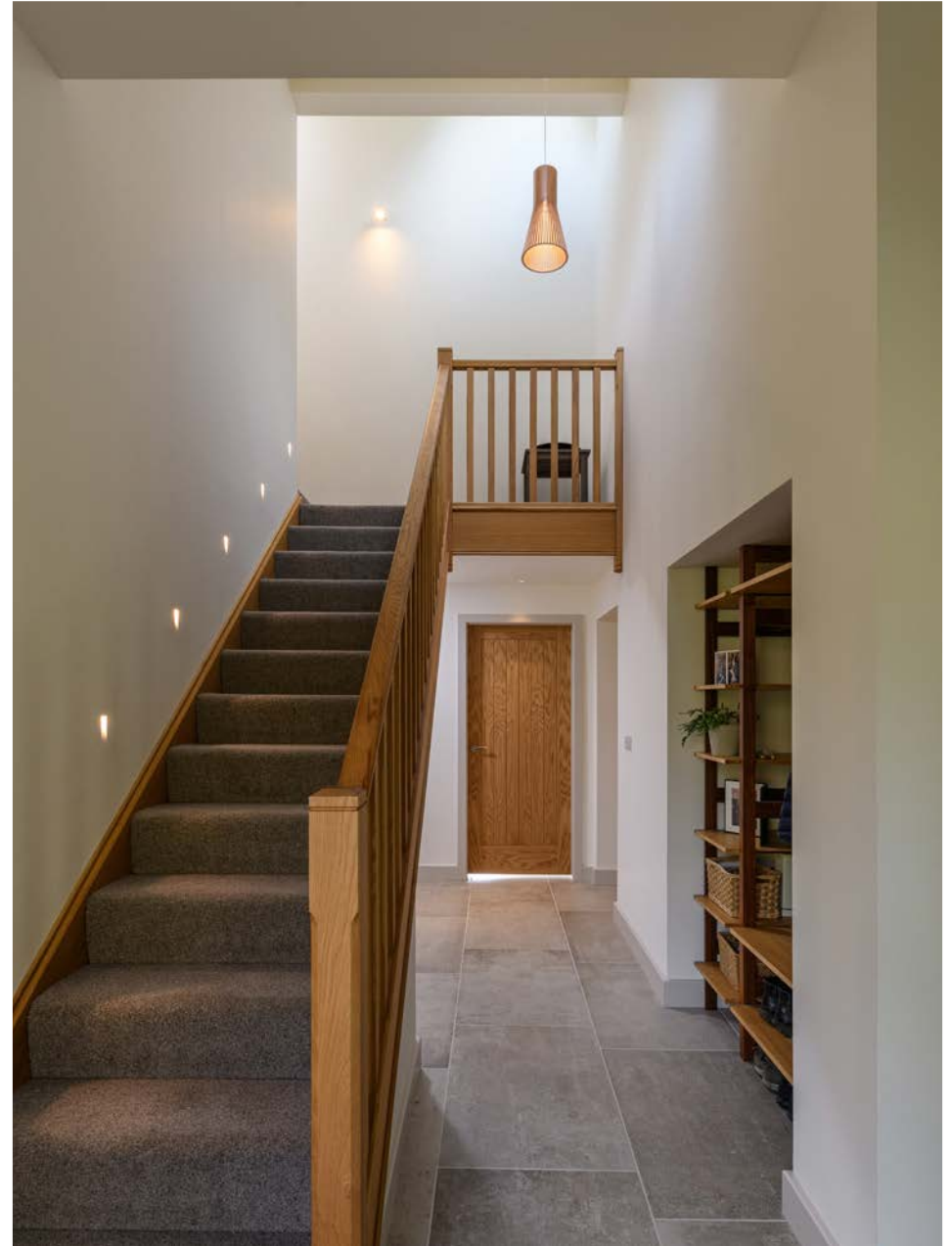
Plant Room/Utility

### **Ground Floor**

Entrance Hall | Kitchen/Dining/Living Room | Study/Fourth Bedroom  
Utility | WC | Principal Bedroom with En-suite

### **First Floor**

Landing | Bedroom with En-suite Shower Room  
Bedroom with En-suite Bathroom | Storage













## The Property

Occupying a privileged position within the UNESCO World Heritage Site of the Lake District National Park at the northern head of Coniston Water, The Keld is a new-build, bespoke property merging modern design with a traditional Lakeland vernacular. Thoughtfully designed to reflect its natural surroundings, this remarkable home is nestled amidst protected ancient woodland and set against a backdrop of spectacular Lakeland scenery. The Keld's Douglas fir structure is partially clad in Western red cedar and Lakeland green slate, with contrasting rendered sections, paying homage to the region's architectural heritage.

The property is designed to make the most of its spectacular setting. WERU Juliet balconies on the first-floor bedroom windows offer views over the treetops, while large triple-glazed windows throughout the home maximise natural light and frame stunning views of Grizedale Forest. During the wintertime, when the trees are not in leaf, Coniston Water glistens below. The Old Man of Coniston, Wetherlam, Holme Fell and the lake can all be viewed from the rear grounds.

Stepping inside, the home continues to impress with its Scandinavian-inspired décor, featuring expansive vaulted ceilings anchored by Douglas fir beams and a full-height Lakeland green slate fireplace with a HWAM woodburner at the heart of the living room. The bespoke oak kitchen, crafted by Rusland Movement, is practical and stylish with Dekton surfaces, a Puxa Bora XHob with integrated ventilation, and Siemens IQ700 appliances, including an oven and a compact oven with microwave. A well-appointed utility room also accompanies the kitchen, featuring Rusland Movement fitted furniture. At the sub-level, a basement accommodates a plant room and additional utility.

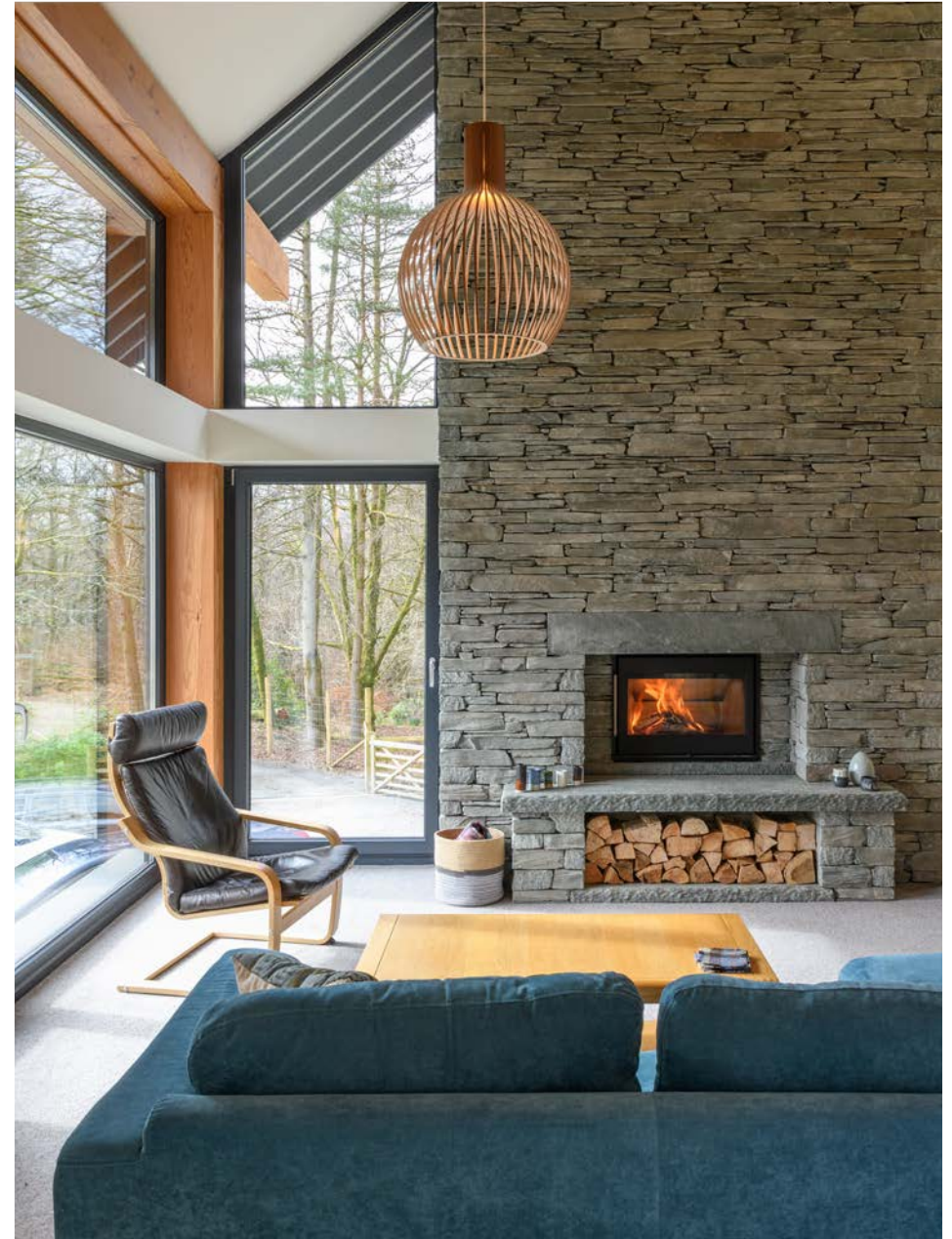




Sustainability was a central tenet in the property's design, incorporating energy-efficient systems including underfloor heating throughout, PV battery storage, electric car charging, triple-glazed windows, and futureproofing for heat pump installation.

The layout of The Keld has been thoughtfully designed with fluid, open-plan living spaces. The ground floor encompasses a spacious living room, an adjacent snug, and a dining area that flows into the kitchen. Large doors open onto the terrace, creating a natural extension of the living space, perfect for alfresco dining or simply soaking in the serene views.

The bedroom accommodation is thoughtfully appointed with bespoke furniture and high-end finishes. All en-suite bathrooms have been fitted by Signature of Kendal, featuring walk-in showers and luxurious finishes. The principal bedroom and hallway feature fixed oak and walnut furniture, also crafted by the Rusland Movement, with bespoke shelving and storage that blend neatly with the home's aesthetic.

















## Externally

The Keld benefits from a large south-facing terrace, bathed in sun and perfect for alfresco dining or enjoying the views over Grizedale Forest's treetops. You can often watch the incredible woodland wildlife and perhaps later enjoy gazing at the clear dark skies with views of the Milky Way. A large driveway provides ample space for parking multiple vehicles.

The property also includes 3.22 acres of beautiful ancient woodland, split into two distinct sections. The northern section, comprising 2.14 acres, benefits from a lease with the National Trust, while the 1.08-acre section to the southwest is freehold but is subject to a lease to the National Trust. This woodland borders the rear garden and provides direct access to National Trust land and Tarn Hows with a myriad of further trail walks and fells to choose from.

## Local Information

The picturesque village of Coniston provides a range of essential amenities including village stores, charming cafes, traditional pubs, and local businesses that cater to the community. The area also boasts a selection of outdoor and leisure activities, particularly with its close proximity to Coniston Water and the surrounding fells, making it ideal for hiking, paddle boarding, wild swimming, sailing, and other outdoor pursuits. Nearby medical facilities, including GP surgeries and pharmacies, are available in the village and surrounding areas.

Coniston benefits from a strong local educational provision. For those seeking further educational opportunities, independent schools can be found across the broader South Lakeland region.

For the commuter, Coniston offers good road connections, with the A593 providing access to Ambleside and the A595 leading to the M6 motorway, ensuring easy travel to major cities such as Manchester and Liverpool. Windermere station has a regular service to Oxenholme Lake District which offers direct mainline rail services to London, Glasgow & Manchester Airport where international and domestic flights are available. There is a public bus stop within 200m of the Keld offering regular services to Ambleside, Hawkshead, Coniston & the Lake District Beyond.









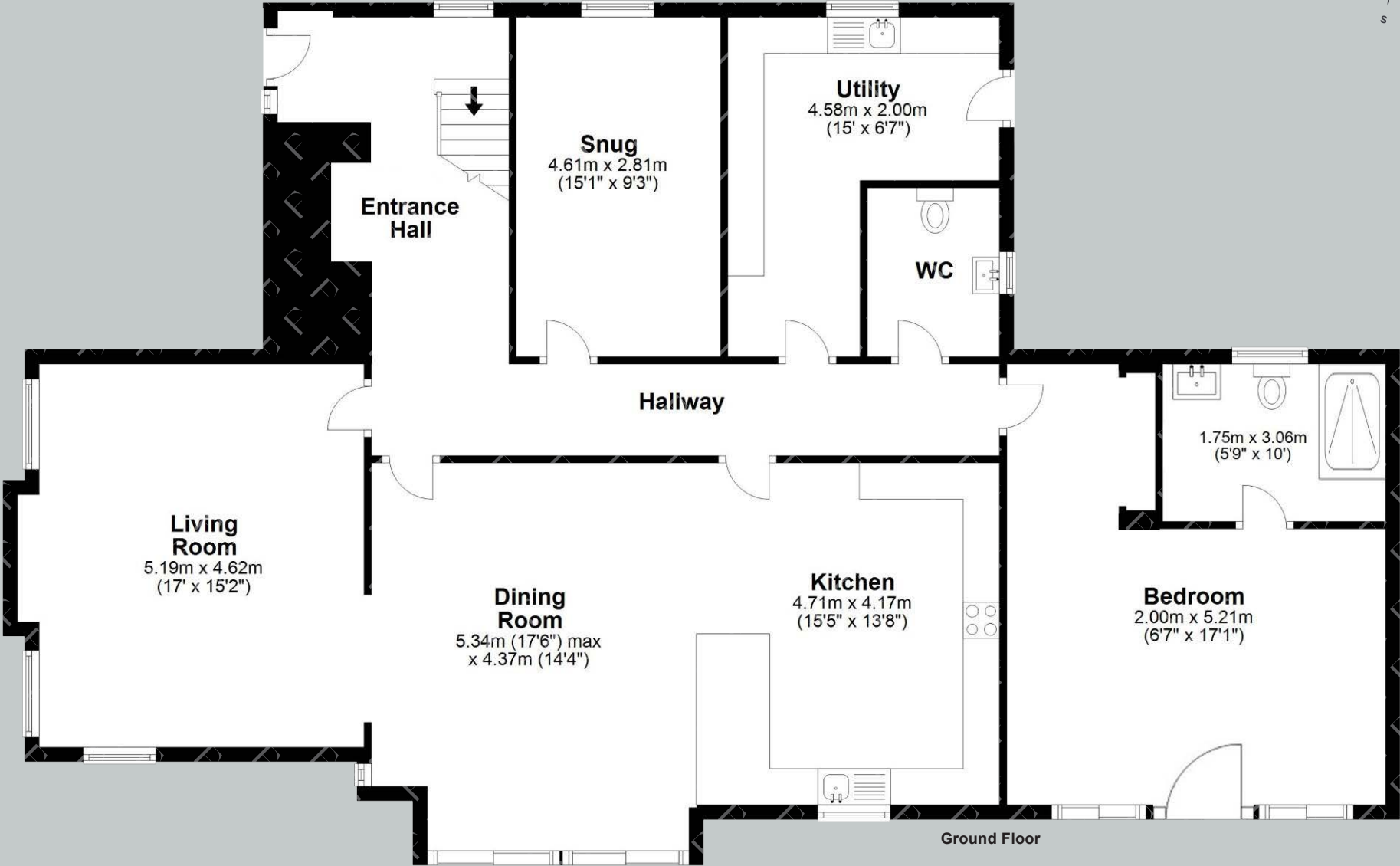








Floor Plans



Total area: approx. 252.3 sq. metre (2716.0sq. feet)



Floor Plans



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Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains Electricity & Gas. Spring & Borehole Water Supply. Wastewater Treatment Plant.

Fully equipped for heat pump installation. Electric Car Charging Station.

Mechanical Ventilation & Heat recovery system.

Postcode

Council Tax

EPC

Tenure

LA21 8AG

Band G

Rating A

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

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# Finest

PROPERTIES

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