



Dixon Ground Farmhouse
Coniston | The Lake District | LA21 8HQ

DIXON GROUND FARMHOUSE







Welcome to Dixon Ground Farmhouse, Dixon Ground, Coniston, LA21 8HQ

A quintessential Lakeland farmhouse with a small collection of outbuildings arranged around a delightful farmyard with English cottage style gardens giving onto more informal gardens, all of which are private. Grade II Listed with abundant character features sitting happily alongside contemporary fittings to bring this period home firmly into the 21st Century.

A short walk from the heart of the village and ideally positioned in an elevated setting, the farmhouse has delightful views towards the south, east and north taking in the garden, the village, the fells beyond and the impressive Yewdales nearby.

Currently trading as a successful holiday rental, the character packed accommodation is tastefully decorated and furnished. It offers three reception rooms, a kitchen, double bedroom and shower room on the ground floor and on the first floor, three ensuite double bedrooms. It has been classified 4 star Gold by Visit England for many years

Despite the proximity and convenience of Coniston's shops, pubs and amenities, this is an exceptionally peaceful spot, ideal as a bolt hole, commercial let or as a primary residence. It may also offer some potential for further development, subject to the necessary planning permissions. It is offered for sale fully furnished thereby offering the perfect turn key solution to your present property search. Pack a suitcase and start enjoying without delay.









Location

Whether you are seeking rest and relaxation, quiet contemplation and inspiration, activity and exploration or a full itinerary of gastronomic delights, there is something for everyone in the Lake District.

Coniston is centrally placed within the National Park and makes an excellent base. The village is packed with friendly pubs and lively cafes. There's a good selection of local shops (groceries from the Co-op, Spar, Coniston Dairy and W F Hutchinsons (butchers and general store) as well as a Post Office in the fuel station.

For fans of fresh air and fun, there is incredible walking straight from the house, including the iconic Coniston Old Man which towers above the village and lake (Coniston Water is about five miles long and half a mile wide) where there are many water-based activities to enjoy, the lake is within strolling distance. Cyclists will be delighted by the road routes available and spectacular off-road mountain biking trails including those at nearby Grizedale Forest.

The treasures of the wider Lake District are also very easily accessible from here, with destination villages such as Ambleside, Bowness and Windermere just a short drive away and waiting to be explored.

The consistently excellent reviews on Coppermines Lake District Cottages' website speak for themselves



J.P June 2024

Dixon Ground Farmhouse is a great cottage and we have probably been there 6 or 7 times. We continue to be impressed how they maintain and upgrade the facilities.

D, A, J & N Dec 2023

Dixon Ground Farm is amazing. We visit Coniston on a regular basis but this is the first time we have stayed in this beautiful cottage. We can 100% confirm it won't be the last. The owners have thought of everything and more - it's just wonderful. The homely feel, the decor, the layout, you name it and they have thought of it. Every day we gazed at the views with our morning coffee. The walks on your doorstep are some of the best (our car hasn't moved all week).

D&M Nov 2023

The owners have obviously taken great care in furnishing the cottage reflecting their eye for colour and design.





SETTING THE SCENE

Historic England has classified the farmhouse as Grade II Listed in recognition of its age, there is a date stone inscribed IBM 1762, and architectural character.

Exceptionally picturesque, the farmhouse has a striking cast iron decorative gabled porch adorned with scented honeysuckle and jasmine. The wide front door is unusual and opens into the sitting room which has a slate flagged floor. This continues into the staircase hall, dining room and kitchen. Between the sitting room and the snug is a plank and muntin partition with fielded panels and a panel door connecting the two. Ramping up the cosiness of this charming property are the woodburning stoves, the sitting room has an intricately carved pine fireplace with an alcove cupboard cleverly concealing the TV's modern technology. The snug has a more rustic fire surround that's no less characterful. The dining room has a cheery red Rayburn for decorative purposes only, cooking and heating now being provided by more modern arrangements. Two of the first floor bedrooms have sweet decorative fireplaces adding to their charm.

Many rooms have beamed ceilings. Windows are predominantly sash with several having window seats or exposed lintels and the internal door style varies, some are panel, other tongue and groove boarded doors with latches.

Alongside all this character, the owners have introduced high specification 21st Century appointments to the kitchen and bath/shower rooms. This includes a downstairs shower room and three ensuite shower rooms one of which includes a bath. Thus ensuring that the property is both comfortable and a pleasure to occupy.

Rooms on the front elevation face almost due south and enjoy attractive views over the colourful front garden. Windows in the ground floor shower room, kitchen, ensuite bathroom, face east and command an impressive view over the rooftops of the village to the fells beyond.

From the rear elevation, the dining room, kitchen and third bedroom have an aspect that takes in the outbuildings across the farmyard with the Yewdale Fells rising sharply behind – it's an incredible sight, especially for anyone sleeping in the third bedroom and waking up to such a spectacle.















STEP OUTSIDE

Parking and outbuildings

Upon arrival, there are two parking spaces to the left but the gates to the farmyard may be opened and further vehicles brought within.

The outbuildings are all very useful, a former piggery with two sties, an outside toilet is handy for storage, a second outhouse now houses garden equipment. A third has the potential to be turned into a garage. These buildings are attached to a larger barn, the former entrance to which has now been styled as a covered seating area. It's worth noting here that the larger barn is owned by a third party, with access elsewhere and no rights into Dixon Ground Farmhouse's yard so privacy or security isn't affected at all.

Attached to the house is "The Dairy", this is now a laundry room and also houses the boiler, it's a super place to dry off wet gear. Finally, there is an attached barn with two floors, the upper floor being accessed via a high level door for which a ladder is required.

The outbuildings and attached barn may offer some potential for enlargement of the property or conversion. Subject to obtaining the necessary planning permissions.

Gardens

Cottage style gardens lay to the south of the farmhouse with well established colourful planting including azaleas, acers, camellias, peonies, roses and foxgloves. Paths of slate chippings run under the front windows and offer opportunity for bench seating. The path leads round to the side and then into rear farmyard. This is the main seating area, a sunny terrace with great views over the village to the fells beyond. Many comments left in the visitors' book refer to the views, it's easy to see why, they are incredibly restful. The hustle and bustle of the village below you seems a world away. The immediate garden is all walled, fenced or gated to be secure for children and dogs. However, beyond this there is a further garden area, a mowed lawn for picnics and play, adjoining this a delightfully informal meadow punctuated with flowering shrubs. A lovely area for exploration, spotting wildlife, nature appreciation, making dens, treasure hunts and games of hide and seek.



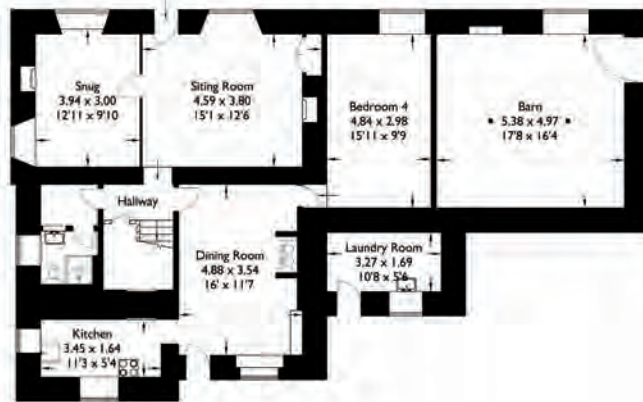


Dixon Ground Farmhouse

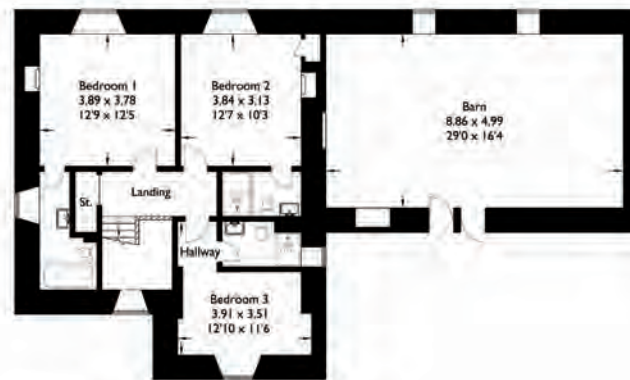
Approximate Gross Internal Area : 233.95 sq m / 2518.21 sq ft

Outbuilding : 39.39 sq m / 423.99 sq ft

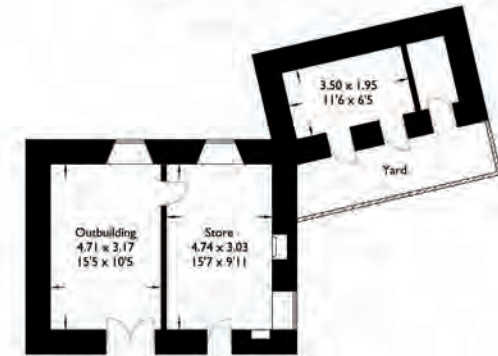
Total : 273.34 sq m / 2942.20 sq ft



Ground Floor

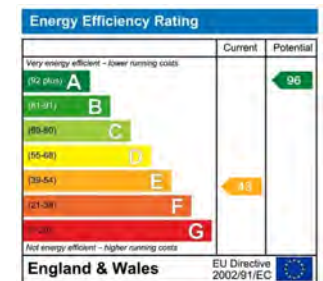


First Floor



Outbuildings

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



FURTHER INFORMATION

On the road

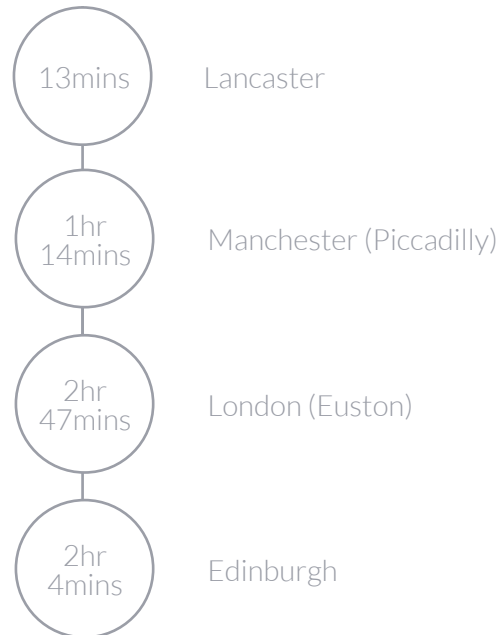
Hawkshead	4 miles
Eltermere	5.8 miles
Ambleside	7.8 miles
Grasmere	11.9 miles
Bowness on Windermere	12.9 miles
Keswick	24.2 miles
Manchester	92.2 miles

Transport links

M6 J36	26.9 miles
Windermere station	12.1 miles
Oxenholme station	23.8 miles
Manchester airport	101.8 miles
Liverpool airport	107.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere providing connections to Oxenholme station.

Schools

Primary

Coniston CoE Primary School
Ambleside CoE Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge
John Ruskin School, Coniston
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (Ambleside campus)
Lancaster and Morecambe College
Lancaster University

Directions

what3words [tone.sprouted.relaxing](#)

Use Sat Nav **LA21 8HQ** with reference to the directions below:

Approaching from Ambleside direction and arriving in Coniston on the A593 (Yewdale Road), you'll pass the Co-op and Black Bull pub, round the corner and turn right immediately before the offices for Coppermines Cottages. Follow the lane up and turn right immediately after The Sun. Dixon Ground Farmhouse is on the right, parking (two spaces) is on the left after the joinery premises.

Internet Speed

Broadband

Superfast speeds potentially available from Openreach of 49 Mbps download and for uploading 8 Mbps.

Mobile

Indoor: EE, Three and Vodafone are reported as providing 'limited' services for both Voice and Data. O2 is reported as providing 'likely' Voice service and 'Limited' Data service.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Things to do

Local village events

Donald Campbell and K7 Bluebird commemorations, the Coniston 14, a road running event, the Keswick To Barrow/Coniston to Barrow long distance walk, Lakeland 100 weekend, Chill swim, Power Boats Records Week, rounding up with the Coniston Christmas Market in December.

Places to visit

Whatever the weather, the Lake District has a vast array of attractions to keep all the family entertained:

National Trust locations include the steam yacht Gondola on Coniston Water, Beatrix Potter's house Hill Top, Wray Castle, Claife Viewing Station on the shores of Lake Windermere, Townend, Allan Bank and Wordsworth House.

The Ruskin Museum, which depicts the fascinating history of the area including the famous water speed record attempt of Donald Campbell. Brantwood, the home of John Ruskin

Grizedale Forest for events, music and arts

Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere

Jetty Museum, Windermere

Dove Cottage and the Wordsworth Museum, Grasmere

Places to eat

In the village

Steam Bistro, The Sun, The Black Bull, The Yewdale Hotel, The Crown Inn, The Ship Inn, Sara's Indian Restaurant and Our Plaice Takeaway The Terrace Coffee House and Restaurant, Brantwood Nearby

Wilson Arms and Church House Inn, both in Torver

The Drunken Duck Inn, Barnegates

Chesters by the River, Skelwith Bridge

Zeffirellis, Fellinis, Force café and terrace, Bellis Cafe & Bistro, The

Apple Pie Café and Bakery, The Flying Fleece and Ambleside Tap

Yard, all in Ambleside

The Queens Head, The Red Lion and The Sun Inn, all in Hawkshead

Great walks nearby

Straight from the door or involving a short drive, there is a great selection in the immediate vicinity. Try these out for size:

Dow Crag and the Old Man of Coniston, along the western shore of Coniston Water, a combination of either Monk Coniston, Tom Gill,

Brockhole on Windermere, the Lake District National Park Authority's visitor centre

Live theatre at The Old Laundry in Bowness on Windermere, The

Brewery in Kendal and Theatre by the Lake in Keswick

Cinemas and live music at Zeffirellis and Fellinis, both at Ambleside and

The Brewery in Kendal

Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Sport and recreation

Beyond walking, running and cycling for which there are endless opportunities, spa and gym facilities are at several local hotels, and of course wild swimming in lakes and tarns

Coniston Boating Centre offers paddle-boarding, kayaking, sailing as well as boat and bike hire

Golf courses at Windermere, Crook, Grange over Sands and two at Kendal

Sailing is possible on Coniston Water with additional sailing and motorboating opportunities on Windermere

Grizedale Forest for endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as the Go Ape tree top courses.

Cuckoo Brow Inn, Far Sawrey

Tower Bank Arms, Near Sawrey

Special occasions

Heft, High Newton

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

The Old Stamp House Restaurant, Lake Road Kitchen and The Schelly, all in Ambleside

Forest Side Hotel, Grasmere

Tom Heights or Yewdale, all to and around Tarn Hows, the Beacon Fell and Beacon Tarn circular walk and over Latterbarrow from Hawkshead.

Services

Mains electricity, water (supply shared with barn and metered according to usage) and drainage. Oil fired central heating from a Boulter boiler in The Dairy, capable of remote control via the HIVE App. Wood burning stoves in the sitting room and snug. Heated towel rails in the bathroom and three shower rooms.

Guide price £1,100,000

Tenure
Freehold

Local Authority charges

Westmorland and Furness Council – business rates are payable. Rateable Value of £3,750 (with effect from 01.04.23) with the standard multiplier of 54.6p/small business multiplier of 49.9p.

Small business rates relief has been available to the current owners but purchasers are advised to make their own enquiries.

Please note

Dixon Ground Farmhouse is presently let for holidays through Coppermines Lake District Cottages who are based in Coniston www.coppermines.co.uk

It is being sold as a going concern. All contents (except for some personal items) are available for sale subject to negotiations, to enable a seamless business transition. The sale also includes the advantage of all advance bookings.

To minimize disruption to resident holiday makers, viewings will be conducted on changeover days. Trading accounts are available to interested parties after viewing.



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We value the little things that make a home

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Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

