



Coniston

**£400,000**

The Barn  
Little Arrow  
Coniston  
Cumbria  
LA21 8AU

With wonderful views over rolling fields to the lake, this bright and welcoming 2 double bed roomed bungalow has been beautifully converted from a former stonebuilt barn and offers delightful accommodation which includes a covered porch, hallway, open plan living room and kitchen, a superb conservatory, two double bedrooms and a modern bathroom as well as two parking spaces and sweet patio gardens. The perfect holiday let, weekend retreat or family home.

You can stroll from the doorstep to the lake shore or hike into the Coniston mountains whilst nearby Torver and Coniston offer a range of facilities for your everyday needs - simply the perfect combination - come and see for yourself.

Property Ref: AM3813

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### Open Plan Living Area

**Location** From Ambleside take the A593 road to Coniston. Proceed into Coniston on Yewdale Road continuing over the bridge and out of the village for approximately 1.75 miles and the property can be found on the right hand side at the beautifully named hamlet of Little Arrow, just prior to St Luke's Parish Church. There are two car parking spaces adjacent to the front gable wall.

**Description** Right, get the check list ready - what does your new home/weekend retreat/holiday let investment really need most? Views? Walks from the doorstep? Kerb appeal? A welcoming atmosphere? Bright accommodation? Easily managed gardens? Car parking? All of the above are on offer at The Barn, and then some.

The views over gently rolling fields down to a tempting glimpse of sparkling Coniston Water are a delight, as are those to the distant fells to the north. You can step from the door and within minutes be at the lapping shore of the lake whilst an admittedly more strenuous hike can take you into the very heart of the dramatic Coniston mountain range to the west - all without having to move the car from its berth (there are two car parking spaces provided).

Kerb appeal? Converted from a traditional barn this stone and slate property is eye catching and appealing in equal measure, and once you step inside the homely feel wraps comfortably around you whilst you gaze out at those views, which are arguably only bettered from the sweet patio garden.

With two double bedrooms, a lovely open plan living room and

kitchen, sunny and spacious conservatory and a modern bathroom, The Barn has it all - come and see.

#### Accommodation (with approximate dimensions)

**Covered Porch** The large slate roofed porch creates a sheltered entrance to the property, it has an outside light, and is shared with The Buttery.

**Entrance Hall** A light and airy entrance with space for coats and boots, with a useful integrated storage cupboard.

#### Open Plan Living Area

**Kitchen Area** Part tiled and with stylish wall and base units having complementary work surfaces and an integrated stainless steel sink and a half with drainer and mixer tap. Enjoying views towards Coniston Water and the surrounding countryside from the window over the sink, providing possibly the best distraction from the dirty dishes. Integrated Lamona appliances include a four ring ceramic hob, set above an electric oven with extractor fan over, and an under counter fridge. There is a contemporary Kyros Rointe electric radiator for cooler evenings.

**Living Area** 24' 2" x 15' 8" (7.39m max x 4.80m max) A welcoming bright dual aspect room with glazed doors leading directly to the conservatory. Having both space to dine as well as relax in front of the Gazco electric "wood burning effect" stove, perfect for gathering with friends or family. Also with two Kyros Rointe electric radiators and enjoying lovely views.



## Conservatory

**Conservatory** 13' 10" x 8' 2" (4.22m x 2.51m) Being glazed on three sides, and with characterful exposed stonework on the fourth, this is an incredibly bright addition to the property, providing extra space to relax, unwind and soak up the tremendous views. A Kyros Rointe electric heater is on hand for cooler evenings, and a glazed door leads to the patio area. Superb views are enjoyed which include tantalising glimpses of Coniston Water.

**Hallway** With loft access point and a Kyros Rointe electric radiator.

**Bedroom 1** 12' 7" x 9' 4" (3.84m x 2.87m) A generous room with lovely views. With loft access point and a Kyros Rointe electric heater.

**Bedroom 2** 12' 2" x 9' 10" (3.71m max x 3.02m min) A double room with excellent views and a Kyros Rointe electric heater.

**Bathroom** With tiled walls and having a three piece suite comprising a bath with Mira shower over and glazed screen, a pedestal wash hand basin and WC. Also having a heated ladder style towel rail/radiator and a Manrose extractor fan.

### Outside

**Garden** To the rear is a delightful paved patio area enjoying views of both fells and lake in the distance. With established borders this is a perfect spot to enjoy that morning coffee, or perhaps a glass of something cool at the end of the day.

**Parking** There is space for two cars to park by the gable wall.

**Tenure** Freehold.

**Services** The property is connected to mains water and electricity. Drainage is to a septic tank shared with The Buttery and seven additional properties.

**Note** The Barn and The Buttery next door are possibly available as a unique package together. At present they share a mains water supply which may need to be separated should the two be sold independently. The two properties are also on the same title deed which would also need to be separated with Land Registry which would not be difficult, but would probably be time consuming.

**Business Rates** The Barn and The Buttery have a joint rateable value of £6800, with the amount payable to South Lakeland District Council for 2021/22 being £3393.20 Small Business Rate Relief may be available and is enjoyed by the current owner to this full amount.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office. As the property is a successful holiday let, viewings may be limited to the Saturday change-over period only.

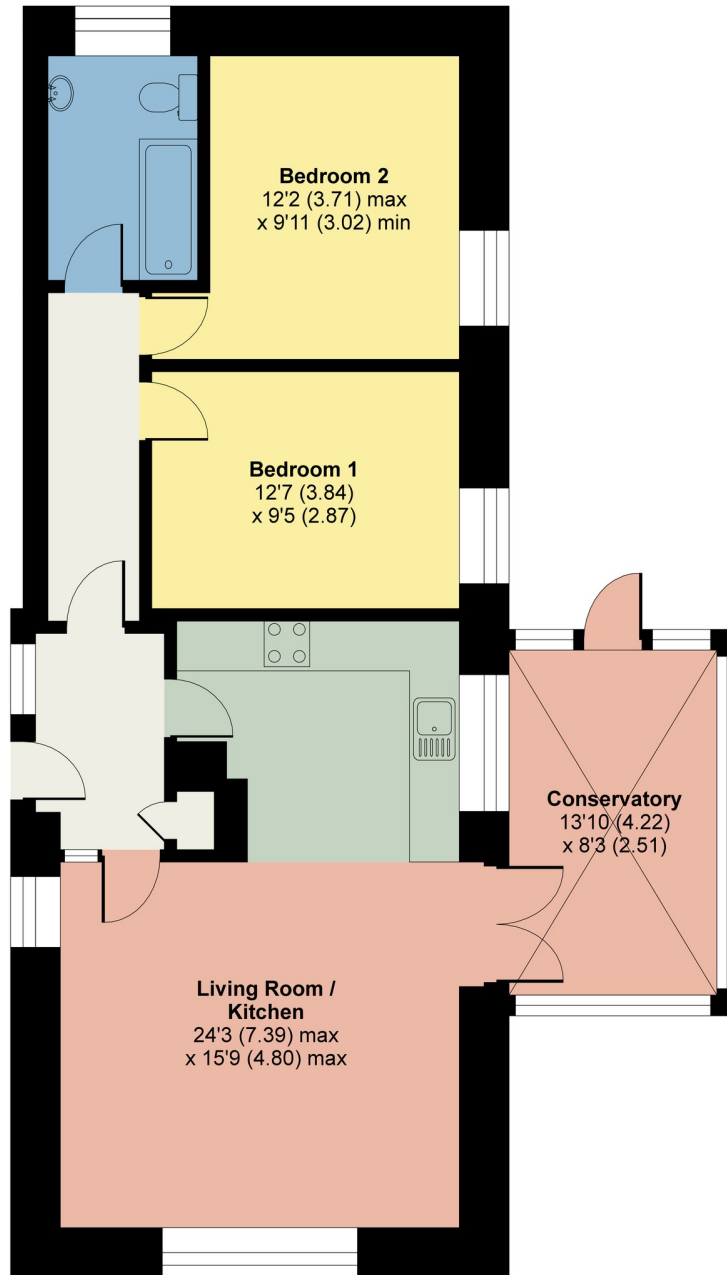
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



# The Barn, Little Arrow, Coniston, LA21

Approximate Area = 913 sq ft / 84.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 763976

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