



Coniston

£595,000

The Brow and Garden Cottage, Station Road, Coniston, Cumbria, LA21 8HH

Combining the rustic charm of a 2/3 bedroom former 18th century farmhouse with the convenience of detached 2 bedroom cottage (a restored former farm dwelling) Superbly situated in a quiet location yet convenient for accessing Coniston Old Man, enjoying the amenities of the nearby village, and experiencing the tranquility of the Lakeshore.

Offering driveway parking and delightful private gardens overlooking the lake in the valley bottom and Grizedale Forest beyond.

Quick Overview

Semi detached 2/3 bedroom former 18th century farmhouse

Additional 2 bedroom detached cottage annexe

Quiet location just a short stroll from central Coniston

Adaptable accommodation to suit a variety of requirements

A variety of walks accessible from the doorstep

Mature gardens

Delightful views in a private setting.

No Upward Chain

Driveway parking for 2-3 cars

Superfast (80mbps) Broadband Available*

Property Reference: AM3954



5



2



2



E



Superfast
Broadband



Driveway
Parking



The Brow



Sitting Room



Garden Cottage Bedroom 1



Ordnance Survey Plan

Location On entering the village of Coniston from the direction of Ambleside, proceed through to the centre of the village crossing over Church Bridge and continue past the petrol station on your left before taking the next right onto Station Road. Continue a short way up the hill passing Coniston Lodge on the left, take the next left, and The Brow is located up this shared driveway with parking in front of Garden Cottage. There is also roadside parking available on Station Road.

What3Words ///fruitcake.thank.informed

Description Combining the rustic charm of a 2/3 bedroom former 18th century farmhouse with the convenience of detached 2 bedroom cottage (a restored former farm dwelling) Superbly situated in a quiet location yet convenient for accessing Coniston Old Man, enjoying the amenities of the nearby village, and experiencing the tranquility of the Lakeshore. Whilst the properties may now stand a little updating in places, it has a genuine charm and a welcoming feel which everyone will cherish. The adaptable accommodation can be enjoyed in a variety of ways to suit your individual needs. In 1989 when permission was granted for restoration of the former cottage (annexe), planning implied that it could not be let. Currently the two properties are recognised as a single planning unit.

The Brow

Entered through an enclosed porch which leads to the welcoming sitting room with exposed beams and its large gas wood burner effect stove for those cooler evenings. There is ample storage within the deep under stairs cupboard, the built-in cupboard and the shelved alcove. Beyond the sitting room is a good double bedroom, currently utilised as a study with two built-in cupboards. On the first floor the split staircase leads to the primary bedroom with access to the roof space. The built-in cupboard on the landing houses the hot water cylinder and has access to the roof space. The bathroom comprises bath with shower over, wash basin and WC. The inner landing has a Velux window and would make an ideal workspace for those working from home. Also accessed from the hall is a further bedroom and a bright dual aspect breakfast kitchen fitted with a range of wall and base units with complementary work surfaces and stainless steel sink inset. From the kitchen is a door providing access to the tiered garden. Accessed externally or from the sitting room, the workshop/utility room has plumbing for a washing machine, stainless steel sink unit and WC.

Garden Cottage

The nearby detached cottage, a restored former farm dwelling, was designed with the accommodation being "upside down" to maximise those magnificent views toward Brantwood. The ground floor features a welcoming entrance hall with under stair storage, two good bedroom and a bathroom comprising bath with shower over, wash basin and WC. The open staircase leads to the landing with access to the roof space. The bright and airy sitting room is triple aspect and boasts stunning views over Coniston Water to Grizedale Forest beyond. The breakfast kitchen is part tiled and fitted with wall and base units with stainless steel sink inset.

Offering driveway parking and delightful private gardens overlooking the lake in the valley bottom and Grizedale Forest beyond.

Accommodation (with approximate dimensions)

The Brow

Glazed Enclosed Sun Porch

Sitting Room 19' 5" max x 13' 5" max (5.92m x 4.09m)

Study/ Bedroom 3 14' 8" x 10' 3" (4.47m x 3.12m)

Workshop 12' 6" min x 7' 7" max (3.81m x 2.31m)

Separate WC

First Floor

Bedroom 1 14' 6" max x 11' 0" max (4.42m x 3.35m)

Bedroom 2 12' 7" x 7' 3" (3.84m x 2.21m)

Bathroom

Inner Landing 7' 3" x 6' 8" (2.21m x 2.03m)

Kitchen/ Breakfast Room 19' 10" x 8' 11" (6.05m x 2.72m)

Garden Cottage

Entrance Hall

Bedroom 1 13' 8" x 7' 8" (4.17m x 2.34m)

Bathroom

Bedroom 2 8' 7" max x 7' 9" max (2.62m x 2.36m)

First Floor

Sitting Room 13' 6" max x 13' 6" max (4.11m x 4.11m)

Kitchen/ Breakfast Room 13' 10" max x 9' 4" max (4.22m x 2.84m)

Outside

Gardens Enjoying a peaceful and private setting with stunning views over Coniston Water to Grizedale Forest beyond. The property enjoys a tiered garden with colourful well stocked borders, 2 timber sheds and seating areas from where to enjoy a morning coffee, or perhaps a glass of something cool at the end of the day.

Parking There is parking for 2-3 cars in front and to the side of Garden Cottage, there is also roadside parking available on Station Road.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Garden Cottage



Garden Cottage Sitting Room



Garden Cottage Breakfast Kitchen

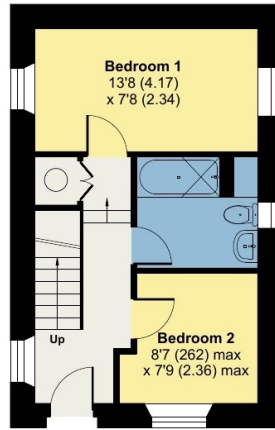


View from Garden Cottage Sitting Room

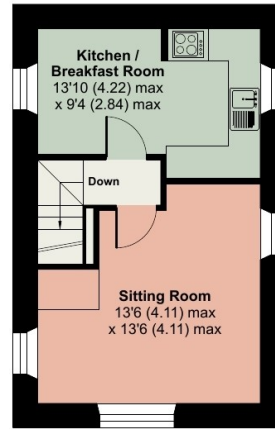
The Brow & Garden Cottage, Station Road, Coniston, LA21

Approximate Area = 1991 sq ft / 185 sq m

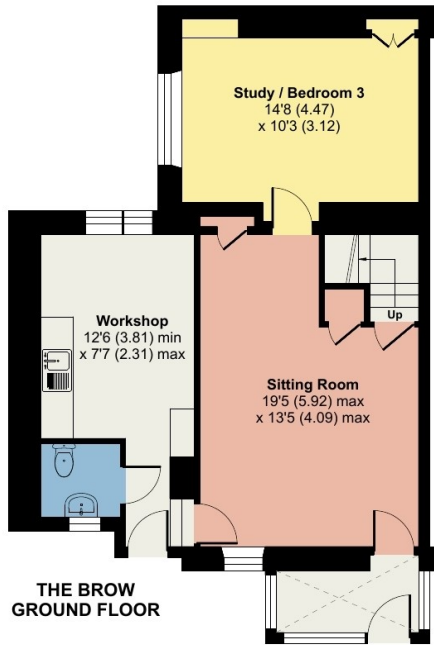
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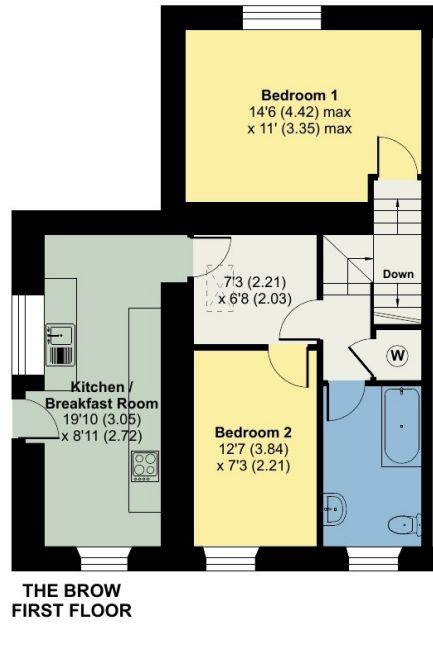
GARDEN COTTAGE
GROUND FLOOR



GARDEN COTTAGE
FIRST FLOOR



THE BROW
GROUND FLOOR



THE BROW
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 988070

Property Information

Services The property is connected to mains water, electricity and drainage. Electric heating and double glazed windows.

Tenure Freehold.

Council Tax Westmorland and Furness District Council - The Brow - Band E, Garden Cottage - TBC

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

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