



Haws Bank

£380,000

Beck Foot, Haws Bank, Coniston, LA21 8AR

Nestled in Haws Bank is this much loved family home. This semi detached property includes two reception rooms, 3 bedrooms, kitchen, garage and a fabulous cellar workshop! Now in need of upgrading this property has so much potential!

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 Coniston Lakeshore.

Quick Overview

- Semi detached family home
- 3 bedrooms
- 1 reception room
- Peaceful location
- Pretty gardens
- Includes a fabulous workshop
- Garage
- No chain
- Off road parking
- Superfast 65Mbps broadband



3



2



1



E



Superfast
Broadband
Available



Parking & Garage

Property Reference: AM4056



Living Room



Kitchen



Balcony View



Garden

Location Beck Foot is located in a pretty hamlet known as Haws Bank, just beyond Bowmanstead on the outskirts of Coniston village. From the centre of Coniston, proceed south towards Torver passing the BP petrol station on your left as you leave the village centre. Continue along this road passing The Ship inn on your right, Beck Foot is located around 500 yards further on the left hand side.

What3words ///reset.nests.shoelaces

Description As you step into this truly loved family home you can feel it's a house where lots of wonderful memories have been made and new owner will no doubt make their own special memories too.

Entering the property into the large entrance hall which offers a landing cupboard with hooks perfect for storing your coats and boots, there is also potential to incorporate the garage to become integral to the house or indeed to become additional to the accommodation. The fitted kitchen has a good range of wall and base units with laminate worktops and inset stainless steel sink with a view that'll make the washing up worth fighting over. There is also plumbing for a washing machine.

The bright and spacious dual aspect living room with a gas fire on a slate hearth creates a perfect place for enjoying those cosy winter evenings also enjoying access to a balcony perfect for taking in the views of the serene garden and enjoying a glass of something cool on a summers evening. The ground floor also benefits from a large double bedroom and a 3 piece house bathroom comprising panelled bath with a shower over, wc and wash basin making this ideal if someone needs same level accommodation.

As you head downstairs to the lower ground floor you will find a further two bedrooms, both being bright and overlooking the superb garden and bedroom one having a built in storage cupboard perfect as a walk in wardrobe. On this floor you will also find a shower room with a shower, wc and wash basin.

Another entrance hall offers access to the garden and seating areas and also leads to a fabulous workshop space which has been enjoyed by the current owner for many years, making this a perfect place to work and live!

Outside is a patio garden with lovely matured shrubs and seating areas plus a delightful balcony off the living room to enjoy the peaceful surroundings. The rear garden also enjoys a lawned area and space to park another vehicle. Beck Foot also has a garage perfect for storing your garden tools and bikes and having a double level - excellent for additional storage.

Whilst the property would now stand updating in places, it has a genuine charm and a welcoming feel which everyone will cherish.

Accommodation (with approximate dimensions)

Ground Floor

Entrance Hall

Storage Cupboard

Kitchen 9' 6" x 8' 7" (2.9m x 2.62m)

Living/Dining Room 14' 6" x 12' 0" (4.42m x 3.66m)

Bedroom 2 15' 11" x 8' 8" (4.85m x 2.64m)

House Bathroom

Lower Ground Floor

Bedroom 1 15' 11" x 8' 8" (4.85m x 2.64m)

Bedroom 3 11' 9" x 6' 1" (3.58m x 1.85m)

Store 7' 0" x 7' 0" (2.13m x 2.13m)

Cellar/Workshop 15' 7" x 7' 1" (4.75m x 2.16m)

Outside

Garage 14' 6" x 7' 10" (4.42m x 2.39m)

Property information

Services The property is connected to mains water, electricity and drainage. Electric heating and gas fire in living/dining room.

Tenure Freehold.

Council Tax Westmorland and Furness District Council - Band E

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).



Bedroom 2



Bedroom 1



Garden View



Rear Elevation

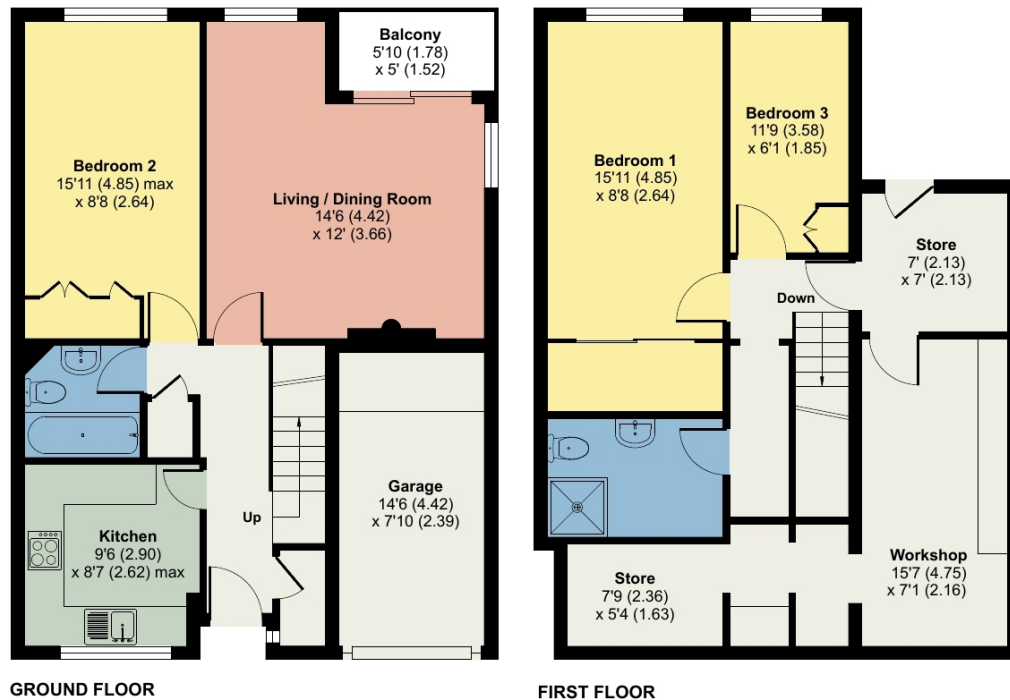
Beck Foot, Haws Bank, Coniston, LA21

Approximate Area = 1219 sq ft / 113.2 sq m

Garage = 109 sq ft / 10.1 sq m

Total = 1328 sq ft / 123.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1134184

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.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 31/05/2024.

Request a Viewing Online or Call 015394 32800