



## Coniston

£185,000

The Buttery, Little Arrow, Coniston, Cumbria, LA21 8AU

The perfect, easily managed holiday let or lock-up-and-leave weekend retreat, The Buttery is a delightfully converted former barn, built in stone and slate and enjoying a very pleasant outlook and including an open plan bedsitting room/kitchen and a large modern shower room. There is a sweet patio garden, private car parking and superb access to the lake shore and high fells alike.

You can step from the door and stroll down to Coniston water or hike into the very heart of the Coniston Mountain range without having to trouble the car. Simply perfect.

### Quick Overview

- Pretty bedsitting style barn conversion
- Superb lake and fell access
- Open plan bedsitting room/kitchen
- Large modern shower room
- Small patio style front garden
- Peaceful idyllic location
- No chain
- The perfect holiday let or weekend retreat
- Private car parking
- Standard broadband available



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Standard  
Broadband  
Available



Private Parking

Property Reference: AM3814





Patio Area



Living Area



Open Plan Living Area



Sleeping Area

Are you looking for the perfect weekend retreat, bolt-hole or an easily managed holiday let? The Buttery might just be the answer to your dreams. Converted from a former barn (or most probably the buttery for the nearby farmhouse) this sweet little cottage has been tastefully created in the most delightful of settings and includes an open plan bed sitting room complete with a kitchen area supplemented by a large modern shower room.

Enjoying a very pleasant outlook this bungalow style cottage includes a large covered porch which creates a sheltered entrance to the property, and is shared with The Barn.

The cosy welcoming dual aspect living area room enjoys exposed beams and a pleasant aspect and includes;

The kitchen which is neatly equipped with a range of attractive wall and base units topped with complementary work surfaces and includes an inset sink unit, Diplomat ceramic hob set over a Diplomat electric oven with Bosch extractor hood over. Beyond is the bedroom and sitting room with its contemporary electric fire set upon a slate hearth with exposed stone fireplace surround, perfect for cosy nights in.

The modern bathroom has tiled walls and characterful exposed timbers, with a three piece suite comprising a Mira shower within a large glazed unit, a wash hand basin set within a vanity style unit, and a WC. Benefitting from a heated ladder style towel rail/radiator. There is also a useful integrated storage cupboard.

Outside there is an easily managed patio style garden to the front and private car parking. sweet little gravel patio area to the front of The Buttery provides space to sit with a morning coffee whilst enjoying the surrounding views, and perhaps contemplating where to venture that day.

A parking space is situated to the front of the property.

A successful holiday let and perfect as a weekend retreat, The Buttery is not one to miss.

**Location** You can step from the door and within minutes be at the lapping shore of beautiful Coniston Water, 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 in the car parking space provided. Nearby Coniston village and Torver provide for all of your daily needs, refreshment and entertainment if having the beautiful National Park on your doorstep alone is not enough.



## Accommodation (with approximate dimensions)

### Covered Porch

**Open Plan Living Area** 19' 3" x 17' 5" (5.89m max x 5.31m max)

### Kitchen Area

### Bedroom/ Sitting Room Areas

### En Suite Shower Room

## Property Information

**Tenure** Freehold.

**Services** The property is connected to mains water and electricity. Drainage is to a septic tank shared with The Barn and seven additional properties. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Broadband** Standard Broadband - You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area - EE, Kencomp

**Mobile Services** Likely service from O2, Limited from EE, Three and Vodafone.

**Business Rates** We understand the property to have a rateable value of £1,700 with the amount payable to Westmorland and Furness District Council for 2024/25 being £848.30  
Small Business Rate Relief may be available and is enjoyed by the current owner to this full amount.

**Directions** 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 is a car parking space in front of the cottage.

**What3Words** ///force.undivided.purist

**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).



Open Plan Living Area



Kitchen



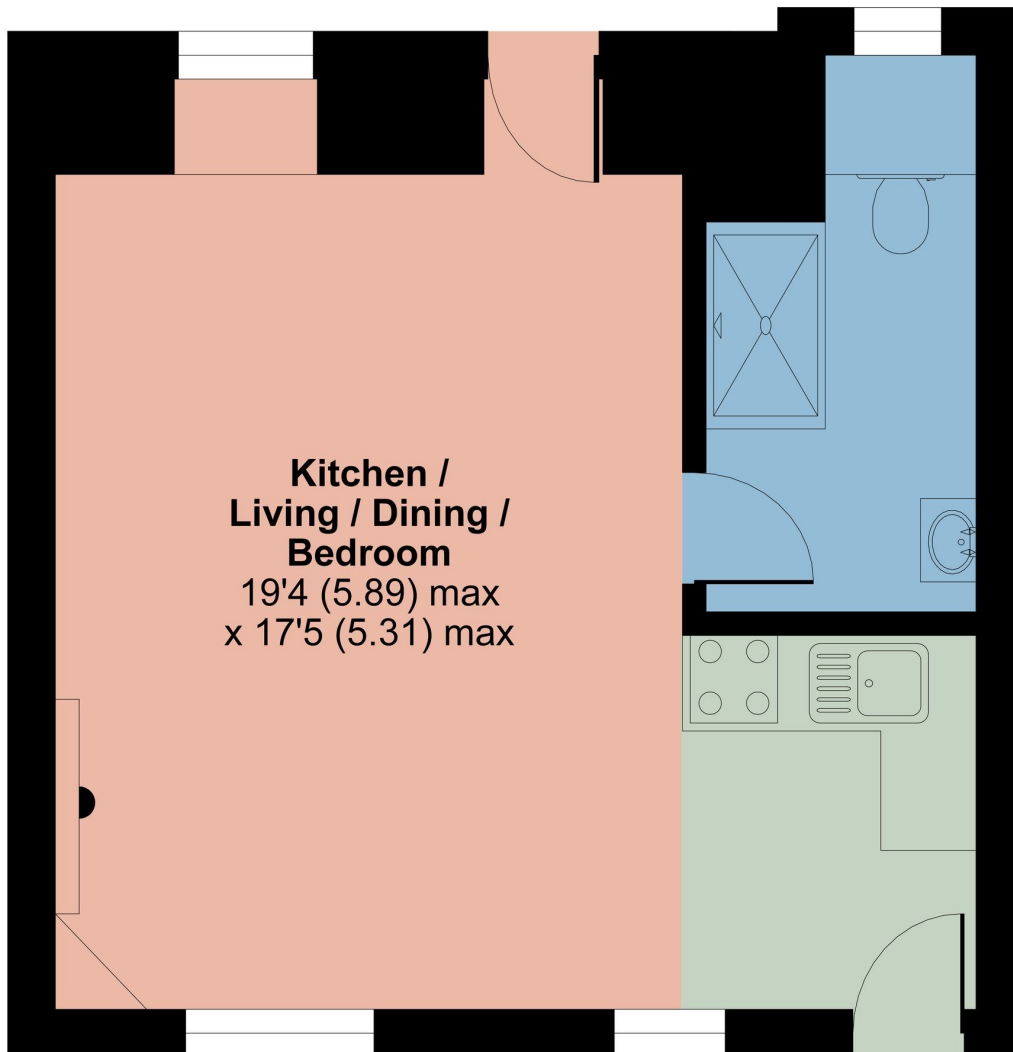
Patio Area



## The Buttery, Little Arrow, Coniston, LA21

Approximate Area = 374 sq ft / 34.7 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). © nichecom 2021.  
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**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**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.

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 08/04/2025.

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