



£750,000

Cherry Tree Cottage, Hawkshead Old Road, Coniston, Cumbria, LA21 8ET

Cherry Tree Cottage sits in the idyllic village of Coniston, the home of Donald Campbell's historic Bluebird in the Lake District National Park.

This superb four bedroom detached property, with wrap around garden and magnificent views is waiting to be discovered.

Quick Overview

Views of The Old Man of Coniston and Dow Crag

Master bedroom with ensuite

Detached 4 bedroom dormer bungalow

Peaceful location

Wrap around garden with hot tub

Superbly central to Coniston village

Driveway parking for several cars

Successful holiday let

No chain

Superfast Broadband available



4



3



2



D



Superfast
Broadband
available



Driveway parking
for several cars

Property Reference: AM4114



Living Room



Kitchen



Dining Area



Sunroom

Arriving at Cherry Tree Cottage you will notice how peaceful the location is and no doubt hear the birds singing, giving you a wonderful feel of village life in the Cumbria.

Enter the property through the porch, with practical Lakeland slate floor, handy for muddy boots and a great place to hang your coat.

From here you step in to the impressive open plan kitchen and dining room. A fantastic, light filled, versatile space. The newly fitted shaker style kitchen with clean, crisp wall and base units is finished with complimentary Lakeland grey quartz worktops this room is a real showstopper.

The well equipped kitchen has integrated Bosch dishwasher, electric hob with extractor over, an eye level microwave, electric oven, stainless steel sink and drainer and Hotpoint fridge and freezer. Everything you need to prepare culinary delight for friends and family, whilst they relax in the comfort of the glorious sunroom with views of the lovely garden. Here, you are treated to a view of The Old Man of Coniston and Dow Crag, with its large double glazed windows you get a real sense of the outdoors coming in. This is a wonderful room to enjoy the surrounding garden and listen to the relaxing sound of the visiting birds. When dinner is served you can move across in to the spacious dining area which also enjoys views of over the garden.

After dinner why not head to the spacious, dual aspect living room with wood burning stove which sits on a Lakeland slate hearth with wood beamed lintel. The perfect place to relax! There is space for a dining table, useful large under stairs storage cupboard and views over the delightful garden.

The inner hall has two useful storage cupboards, one with space and plumbing for a washing machine, the other great for coats and shoes.

You will find a modern family bathroom along the hall with a 3 piece suite comprising of bath with shower over, wash hand basin and WC. Extractor fan and heated chrome towel radiator. The room is partly tiled and has a storage cupboard.

Leading on to the three downstairs bedrooms you will find bedroom two, is a comfortable double bedroom with views to the garden, bedroom three is currently used as a twin room with ensuite shower room, with shower, wc, wash hand basin, shaver point, chrome heated towel rail and extractor fan. The room is partly tiled and has spotlights. Bedroom four is a spacious double bedroom with views to the garden.

To the first floor is the master suite, you will not be disappointed with this spacious double bedroom with views of The Old Man of Coniston and Dow Crag, its the perfect place to wow your guests! It has its own large, ensuite bathroom comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin and WC, everything covered for maximum comfort.

There is access to the loft space along with a large built in cupboard and under eaves storage for convenience.



Garden



Garden



Bedroom 2



Bedroom 2



Bedroom 2



Bedroom 4

Outside the property it is a real picture, with a hot tub for unwinding and sipping a glass of something cool whilst admiring the fells views. The peaceful lawned garden encompasses Cherry Tree Cottage with mature trees offering privacy. There is mix of mature shrubs and pretty a rockery garden. This is an idyllic spot to relax in.

The property has a garage with power, which is currently partitioned in to 2 storage areas plus Driveway parking for up to four cars, plenty of space when guest are visiting.

Cherry Tree cottage has a great feel about the it, waste no time calling to arrange a viewing on this truly delightful property.

Accommodation (with approximate dimensions)

Entrance Porch

Kitchen

14' 10" x 9' 5" (4.52m x 2.87m)

Dining Area

14' 10" x 11' 10" (4.52m x 3.61m)

Sunroom

19' 3" x 9' 6" (5.87m x 2.9m)

Living Room

19' 5" x 17' 5" (5.92m x 5.31m)

Bedroom 2

13' 5" x 11' 11" (4.09m x 3.63m)

Bedroom 3

11' 3" x 10' 8" (3.43m x 3.25m)

En-suite

Bedroom 4

9' 9" x 9' 6" (2.97m x 2.9m)

Family Bathroom

Stairs to first floor

Master Bedroom Including En-Suite

16' 6" x 12' 6" (5.03m x 3.81m)

Garage

7' 7" x 10' 0" (2.31m x 3.05m)

Store

10' 4" x 10' (3.15m x 3.05m)

Property Information

Tenure

Freehold (Vacant possession upon completion).

Business Rates

This property has a rateable value of £4,400 with the amount

Request a Viewing Online or Call 015394 32800



Master Bedroom Suite



Master Ensuite



View



Garden



Garden

payable to Westmorland and Furness District Council being £2,195. Small Business Rate Relief may be available.

Services

Mains gas, water, drainage and electricity.

Broadband

Superfast Broadband available.

Mobile Services

EE, Three and Vodafone limited service. 02 Likely service.

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

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Meet the Team

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Cherry Tree Cottage, Old Hawkshead Road, Coniston, LA21

Approximate Area = 1992 sq ft / 185 sq m


Garage = 76 sq ft / 7 sq m

Store = 103 sq ft / 9.5 sq m

Total = 2171 sq ft / 201.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Hackney & Leigh. REF: 1257772

Directions Located just a short level walk from the centre of Coniston, the property, if approached from the direction of Ambleside on Yewdale Road, can be found by turning left before the bridge in the centre of the village, then take your first left on to Old Hawkshead Road, Cherry Tree Cottage is on your left hand side.

What3words ///adverbs.gambles.interest

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