



HACKNEY  
& LEIGH

## Coniston

£900,000

Meadowdore, Hawkshead Old Road, Coniston, Cumbria, LA21 8ET

A fantastic opportunity for the investor, Meadowdore is a substantial Lake District property, offering flexible accommodation located in the lovely village of Coniston.

The property has in recent years traded as a highly successful cafe, with luxury letting rooms/suites, outside patio space with street frontage, along with all important private parking.

### Quick Overview

- Freehold investment property
- Five spacious individually styled en-suite letting bedrooms/suites
- Spacious bright kitchen and dining room
- Welcoming sumptuous lounge sitting room
- Flexible accommodation for those with mobility issues
- Fell walks from the doorstep
- Close to Coniston amenities
- No chain
- Private parking area
- Superfast Broadband available



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Superfast  
Broadband  
Available



Private Driveway  
Parking

Property Reference: AM4138





Dining Room



Light and Spacious Kitchen



Lounge Sitting Room



Lounge Sitting Room

For those looking for an escape from the daily stress of modern life, running a Bed and Breakfast in the heart of The English Lake District must be one of the great daydreams for many a hard working commuter - Meadowdore may just be the answer to those dreams.

Immaculately and stylishly presented, the accommodation is just the right size to be comfortably run by a couple and includes a guests dining/breakfast room, spacious and bright family kitchen, store room, and generous lounge sitting room for guests to relax in on the ground floor. Swirl How (a suite comprising a double room, plus single room with walk-in shower room) and Bluebird (a superior king size double with en suite shower) are also on the ground floor and are suitable for guests with mobility issues. On the first floor are Yewdale (a king size double with en suite bathroom), Tilberthwaite (a family suite comprising a double room, a single room and a shower room) and Ruskin (a further family suite comprising a super king plus twin room, bathroom and kitchenette)

Contents are available by separate negotiation.

Coniston enjoys an all year round tourist trade at the very heart of the Lake District National Park. Despite its prominent setting, Meadowdore remains a lovely peaceful spot in which to reside with beautiful fells and lakes all around you and a real community to settle into. The perfect combination. Why not come and see for yourself?

**Location** This central location makes Meadowdore an absolute delight from where you can walk straight into the village, down to the lake shore or up onto Coniston Old Man and the surrounding fells.

Coniston is renowned for its connections with Donald Campbell and his famous world record breaking feats in Bluebird on Coniston Water in 1967. It is also where the Coniston Mountain Rescue was founded in 1948 - the first of its kind in The Lake District. Coniston offers a variety of traditional Lakeland inns selling locally brewed ale, shops, cafes, restaurants and of course a school, as well as the wonderful facilities on the lake, all of which are surrounded by the sensational Lakeland scenery.

### Accommodation (with approximate dimensions)

**Dining Room** 24' 1" x 21' 5" (7.34m max x 6.53m max) A bright room which comfortably provides in excess of 24 covers. Featuring an exposed timber beam, stylish base units with complementary work top including a counter serving area.

**Lounge Sitting Room** 36' 4" x 14' 8" (11.07m x 0m) An elegant dual aspect room with views to the church, this is a spacious and sumptuous lounge for guests, or family and friends to relax after a great day out on the fells. Welcoming and cosy with wood burner and a characterful exposed timber beam above.





Lounge Sitting Room



Lounge Sitting Room





Swirl How - Double Room



Swirl How - Single Room



Wet Room - Swirl How



Bluebird - Double Room

**Family Kitchen** 26' 3" x 11' 1" (8m x 3.38m) Incredibly bright and airy thanks to the magnificent 8 panel roof pyramid skylight, letting natural light flood this room. Part tiled, having wall and base units featuring soft close doors and drawers, with complementary work surfaces including a breakfast bar for informal dining. There is an inset double sink with mixer tap, and integrated appliances include a large Bosch Scott Ceran induction hob, Bosch grill/ oven and microwave. Having plumbing provision for a dishwasher and space also to dine as well as cook.

**Store Room/Office** 12' 7" x 9' 10" (3.84m x 3m) Having an external door to the rear.

**Inner Hallway** Stairs to First Floor, and external door to rear.

**Swirl How (Suite)** Flexible yet modern and stylish accommodation, ideally suited for those needing wheelchair access.

The double room (15'4 max x 10'4 max) enjoys a view to the patio garden, and has an integrated wardrobe. Separated by a private inner hallway is a single room (9'9 x 6') which also has an integrated wardrobe.

**Wet Room** The tiled wet room has three piece suite comprising a large rainfall shower with separate hand attachment, wall hung wash hand basin and WC. A heated ladder style towel rail/radiator ensures warm towels are always to hand.

**Bluebird** 15' 4" x 9' 3" (4.67m x 2.9m) An immaculate cosy superior king/ twin room for two, again, due to its ground floor location Bluebird is also suitable for any guests experiencing mobility difficulties. Enjoying a view to the front.

**En Suite Shower Room** Tiled walls and floor, and a three piece suite comprising a shower within a large cubicle, pedestal wash hand basin and WC. Also with a heated ladder style towel rail/ radiator.

**First Floor**

**Landing**

**Ruskin (Family Suite)** The Super King Room (14'7 x 10'5) is wonderfully light and airy, with a view to the church from the large window. This room also benefits from an integrated wardrobe.

The Twin Room (12'11 x 12'9) also looks to the front, and has a sitting room in which to relax.

The kitchenette (9'9 x 6'2) is part tiled, has wall and base units with complementary work surfaces with breakfast bar





Yewdale - Double Bedroom



En Suite Shower for Yewdale





Ruskin - Double Room



Ruskin - Twin Room and Seating Area



Ruskin - Kitchenette

for informal dining, an integrated stainless steel sink and drainer and a space for a cooker with extractor hood over.

The bathroom has tiled walls and a three piece suite with panel bath with shower over, modern circular wash hand basin and WC set in a two drawer vanity style unit.

**Yewdale** 11' 11" x 9' 9" (3.63m x 2.97m) A bright and cheerful king size double bedded room enjoying fabulous fell views.

**En Suite Shower Room** Having a three piece suite comprising a shower unit, pedestal wash hand basin and WC. With a heated ladder style towel rail/radiator.

**Tilberthwaite (Family Room)** 16' 6" x 9' 10" (5.03m max x 3m max) Ideal for a family, this room has a double bed as well as a single.

**En Suite Shower Room** Having a three piece suite comprising of a shower unit, wash hand basin and WC. Additionally there is a heated ladder style towel rail ensuring warm cosy towels are always on hand.

**Outside** An easily maintained flagged patio area at the front has seen use as additional seating area when The Meadowdore was in use as a busy and popular café. There is also a dedicated parking area, and to the rear a private patio seating area and an outside store with light and power.

## Property Information

**Tenure** Freehold.

**Business Rates** The Meadowdore has a rateable value of £17,000 with £8,483 being payable to Westmorland and Furness Council for 2025/26. Small Business Rate Relief may be available.

**Services** This property is connected to mains gas, electricity, water and drainage.  
Gas central heating to radiators.

**Broadband** Superfast Broadband - Openreach network.

**Mobile Service** Likely service from O2, limited from Vodafone, EE and Three

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

**Directions** From Ambleside, Coniston can be reached on the A593 heading south-west.

Upon entering Coniston, stay on the A593 as it winds through the village, bearing left onto B5285, followed by a slight left onto Hawkshead Old Road (rather than proceeding on to Tilberthwaite Avenue). The Meadowdore can then be found on your left.

**What3Words** ///luck.quote.replayed

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering (AML) Regulations** 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).

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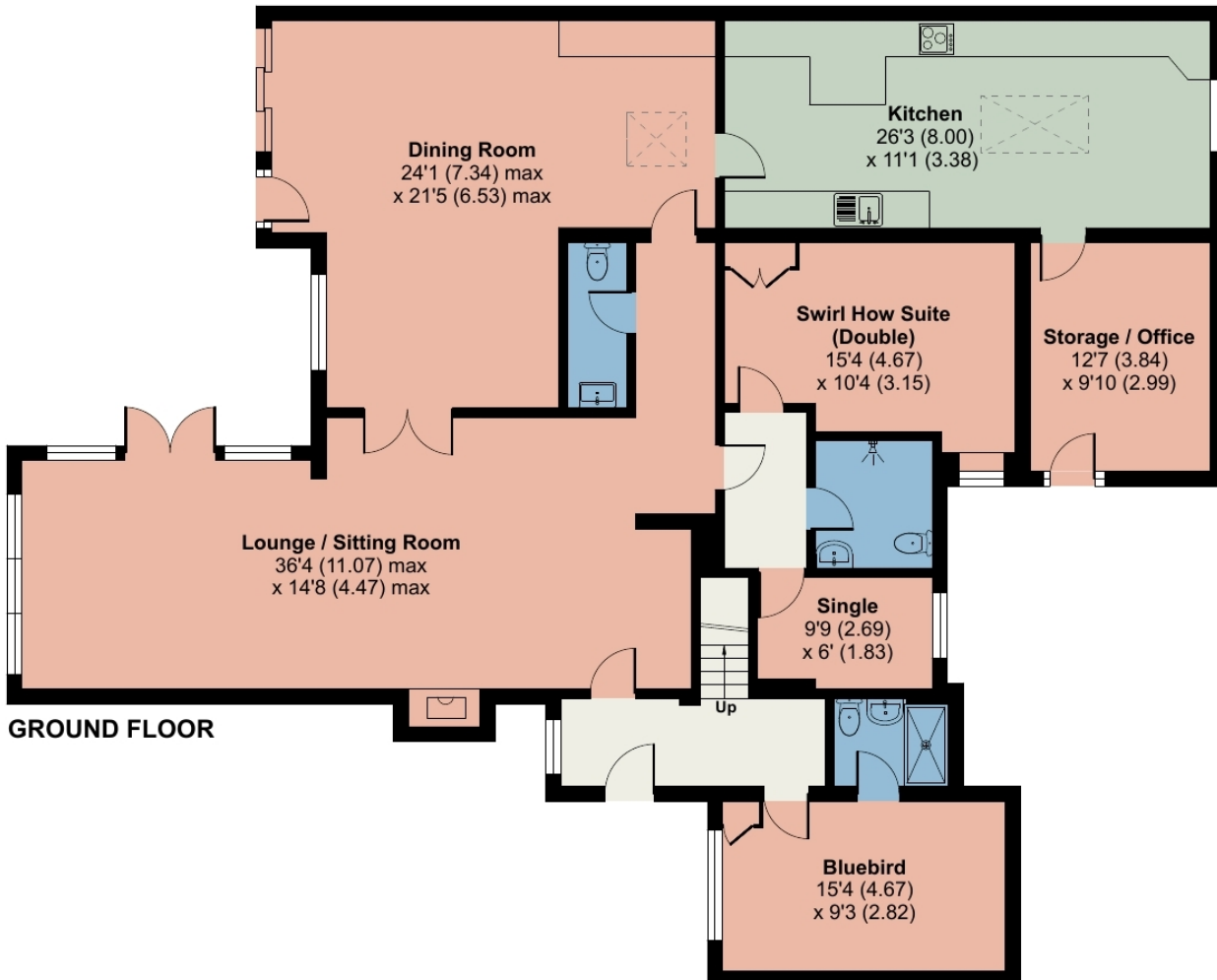
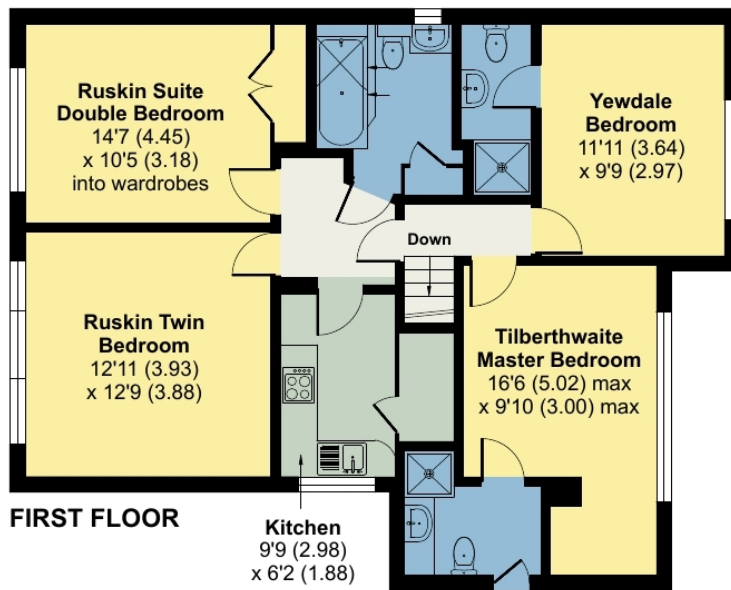
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# Meadowdore, Hawkshead Old Road, Coniston, LA21

Approximate Area = 3000 sq ft / 278.7 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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1293441

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