



## Coniston

£650,000

18 Collingwood Close, Coniston, Cumbria, LA21 8DZ

Enjoying magnificent fell views, a truly magical garden, and superb walks from the doorstep with Coniston village just a short stroll away, this bright, 3 bedroomed 2 bathroomed detached home is perfect for family living, relaxing at weekends or for holiday letting. With scope for upgrading 18 Collingwood is a superb opportunity.

The accommodation is primarily on one level and includes a hall, dual aspect lounge sitting room, dining kitchen, three bedrooms, one with an en-suite bathroom, house shower room and a useful utility style sun porch to the rear. Add in the gardens and the views and your heart will be racing - come and see.

### Quick Overview

- Magnificent mountain views
- Detached house - primarily on one level
- 3 bedrooms (1 being en suite)
- Wonderful dual aspect lounge
- Delightful well established gardens
- Peaceful cul de sac location
- Close to access to the village, the fells and the lake
- Would now stand some updating
- Driveway parking for two or more cars
- Superfast broadband available

Property Reference: AM4146

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Superfast  
Broadband  
Available

Private Driveway  
Parking



Lounge



Kitchen



Kitchen



Dining Area

The covered porch is the ideal place to don walking boots before a day on the Coniston fells, or perhaps kicking them off at the end of an exhilarating day on the fell tops. The inner hallway (which has integrated storage and the airing cupboard which houses the hot water cylinder), leads to the rather special dual aspect lounge. Enjoying views of the enchanting garden, then beyond to those magnificent Coniston fells, this welcoming and comfortable room features a striking exposed stone fireplace and slate hearth - perfect for gathering with friends and family. Patio doors open on to the garden, extending the living space and bringing the outside in.

The dining kitchen has tiled walls and floor and is fitted with country style units with complementary work surfaces having an integrated sink and drainer with mixer tap over. The view to the garden from here being perhaps the perfect distraction when dealing with the washing up. Integrated appliances include a Zanussi electric oven, de Dietrich 5 ring gas hob with extractor over and there is plumbing provision here for a dishwasher. The dining area enjoys both garden and fell views - a lovely setting for entertaining. A traditional stable door leads to the utility/ sun porch with ample space for dealing with damp coats and soggy dogs, and having an external door to the garden.

There are three bedrooms on this entry level. The primary bedroom is a double, benefitting from an integral wardrobe, garden view, and perhaps more importantly an en suite bathroom with sunken bath and shower over. The second double bedroom also has an integral wardrobe and also enjoys garden views, whilst the third bedroom is currently in use as a twin and boasts fell views along with integrated wardrobes.

The house shower room comprises a shower within a cubicle, and wash hand basin set above a vanity style unit. A separate WC is close by.

The hall leads to the end of the house with its sitting room/snug and stairs leading to the only first floor part of this cherished home. Ideally suited as a home office, dedicated living space for a teenager or elderly relative, the choice is yours. The upper room here boasts fabulous and extensive under eaves storage - perfect for hiding away those larger items not needed every day.

Enjoying a peaceful and private setting the much loved and well established garden includes a variety of mature shrubs and herbaceous plants - a tapestry of colour to be enjoyed throughout the seasons. A real delight, having plenty of areas in which to sit and enjoy the tranquil surroundings, there really is something for everyone.

Parking for two cars on the private driveway.

18 Collingwood presents a great opportunity - it really is one not to miss.



Lounge



Garden and Rear Elevation



Bedroom 1



En Suite Bathroom for Bedroom 1



Bedroom 2



Bedroom 3

**Location** This peaceful cul de sac location makes this cherished home an absolute delight from which you can walk to the village and the lake shore or up onto Coniston Old Man and the surrounding fells.

Whilst this is already a very special family home, with some upgrading 18 Collingwood Close would equally suit as a superb holiday let or rather special weekend retreat, being located just a short stroll away from the centre of Coniston famous 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)

Covered Porch

Entrance Hallway

Lounge

19' 3" x 17' 5" (5.87m max x 5.31m)

Dining Kitchen

23' 5" x 11' 11" (7.14m x 3.63m max)

Utility/Sun Porch

8' 0" x 5' 2" (2.44m x 1.57m)

Bedroom 1

14' 0" x 10' 0" (4.27m x 3.05m)

En Suite Bathroom

Bedroom 2

11' 9" x 9' 9" (3.58m x 2.97m)

Bedroom 3

9' 8" x 9' 2" (2.95m x 2.79m)

House Shower Room

Sitting Room/Snug

17' 9" x 10' 5" (5.41m x 3.18m)

Home Office/Hobby Room/4th Bedroom

13' 0" x 10' 6" (3.96m max x 3.2m)

### Property Information

**Tenure** Freehold.

**Council Tax** Westmorland and Furness District Council - Band F



Beautiful Garden with Patio Area



Garden and Fell Views



Snug/ Sitting Room



Home Office/ Bedroom 4



Ordnance Survey Plan Ref - M4P-01227934

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

**Broadband** Superfast broadband - Openreach network

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

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

**Directions** Ideally located to enjoy both beautiful views and amenities within walking distance, the property can be found by entering Coniston from the direction of Ambleside on the A593, proceeding down Yewdale Road and taking the first turning on left into Collingwood Close. The property can then be found at the head of this peaceful cul-de-sac.

**What3Words** ///revamped.signed.evoked

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

## Meet the Team

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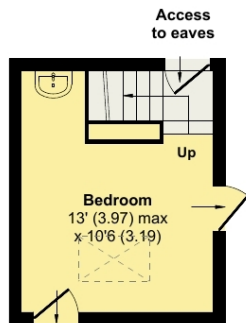
# 18 Collingwood Close, Coniston, LA21

Approximate Area = 1666 sq ft / 154.7 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 1739 sq ft / 161.5 sq m

For identification only - Not to scale



Access to eaves

## FIRST FLOOR



## GROUND FLOOR



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: 1307072

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