



## 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

  
3/4

  
2

  
2

  
D

  
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.

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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

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### Accommodation (with approximate dimensions)

Covered Porch

Entrance Hallway

Lounge

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Dining Kitchen

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Utility/Sun Porch

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Bedroom 1

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**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

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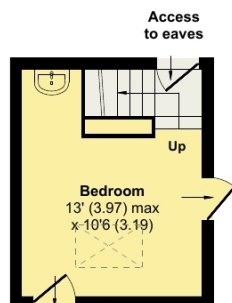
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Approximate Area = 1666 sq ft / 154.7 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 1739 sq ft / 161.5 sq m

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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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1307072

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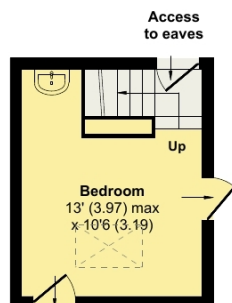
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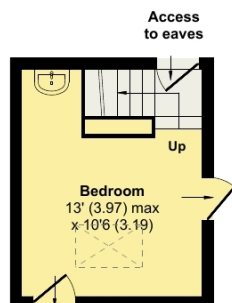
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