



Coniston

£350,000

Damson Cottage, 31 Bank Terrace, Coniston, Cumbria, LA21 8HF

Damson Cottage is located in the idyllic village of Coniston in The Lake District National Park.

This charming two bedroom former miners cottage is oozing with character, incredible lake views, a substantial garden and two parking spaces. This is a real gem waiting to be discovered.

Quick Overview

Views of Coniston Water and Grizedale Forest
Lakeland slate cottage
Traditional features
Two bedrooms
Downstairs WC
Garden
Perfect home, second home or holiday let
Two parking spaces
No chain
Superfast Broadband available



2



1



1



D



Superfast
Broadband
Available



2
Parking
Spaces

Property Reference: AM4164



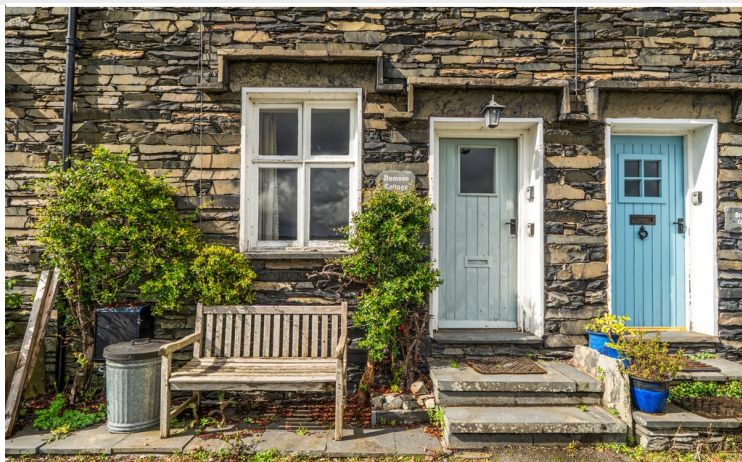
Living Room



Living Room



Breakfast Kitchen



Damson Cottage

As you step inside the traditional Lakeland slate cottage you are greeted by a cosy sitting room, with its original flag stone flooring. The room is complemented by a charming fireplace with a gas fired stove which sits on a Lakeland slate hearth. The window seat is a great place to relax and soak up the view making this the perfect place to unwind after a day exploring the fells.

The breakfast kitchen has a range of cream wall and base units with integrated electric oven and hob with extractor over. There is space for a slimline dishwasher and a tall cupboard houses a fridge freezer. Complementary work surfaces incorporate a stainless steel sink and drainer with mixer tap. There is a useful understairs storage cupboard, handy for hanging coats and kicking off muddy boots. The room is partly tiled and has spotlight to the ceiling. With space to dine this cosy kitchen really is the heart of the house!

Beyond the kitchen the utility room is the ideal space to deal with muddy dogs (or children!) You will find a downstairs cloakroom which houses the Worcester central heating boiler. There is an external door here which gives access to the rear yard.

Upstairs, the cottage has two well-appointed bedrooms.

Bedroom one, a double room offering views to wake up to over Coniston Water and Grizedale Forest; a true delight! A built in cupboard offers storage for clothes and shoes.

Bedroom two is a comfortable double room also with a built in cupboard for storage.

The family bathroom is light and airy with three piece white suite, comprising of a bath with shower over, WC and wash hand basin. There is attractive wood panelling to the walls and spotlight to the ceiling.

Outside to the rear of the cottage there is a secluded patio area perfect for enjoying a morning coffee. To the front of the property along with the magnificent views over to Coniston Water and Grizedale Forest, there is a substantial garden with matures trees and shrubs ready to be landscaped in to a backdrop for all seasons. The property also benefits from off-road parking for two cars, a valuable asset in this sought-after location.

Location A short walk from Damson Cottage will take you to the heart of the village where a mix of local independent and nationally recognised shops await, alongside an excellent selection of traditional local inns, Bistros and cafes not to mention the famous Bluebird Museum! The more energetic might fancy hiking any of the dramatic peaks on view, an impressive list which includes Coniston Old Man, Brim Fell, Swirl How and Yew Pike amongst others, whilst a more low level stroll can take you down to the lake shore where a variety of water sports options await.

Accommodation (with approximate measurements)

Living Room 12' 6" x 11' 10" (3.81m x 3.61m)

Breakfast Kitchen 12' 5" x 9' 3" (3.78m x 2.82m)

Utility Room 5' 10" x 5' 3" (1.78m x 1.6m)

Downstairs Cloakroom

Bedroom One 12' 5" x 12' 0" (3.78m x 3.66m)

Bedroom Two 9' 1" x 8' 11" (2.77m x 2.72m)

Family Bathroom

Property Information

Potential Residential Lettings Figure If you were to purchase this property for residential lettings we estimate it has the potential to achieve £850 per calendar month. For further information and our terms and conditions please contact the Office.

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water, drainage and electricity.

Broadband Superfast Broadband available - Openreach networks in this area.

Mobile Services EE, Vodafone, O2, Three - Good coverage.

Council Tax Band Westmorland and Furness District Council Band C.

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

NOTE A small area of Japanese Knotweed has been identified on the bank at the rear of the property. A specialist survey has been carried out and a management plan is ready to be implemented.

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).



Bedroom One



Lake view from Bedroom One



Ordnance Survey Ref M4P-01242806



Fabulous view from Damson Cottage

Damson Cottage, 31 Bank Terrace, Coniston, LA21

Approximate Area = 712 sq ft / 66.1 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: 1354774

What3words ///tango.jolly.snuggle

Viewings Strictly by appointment with Hackney & Leigh.

Directions On entering the village of Coniston proceed through the centre of the village crossing over Church Bridge and continue along past the petrol station, then taking the first right turn onto Station Road. Continue up the hill and take second left turn onto Old Furness Road and then bear immediately right onto The Banks. Continue climbing the hill and you will come to Bank Terrace.

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 18/09/2025.

Request a Viewing Online or Call 015394 32800