



How Head Cottage Coniston LA21 8AA

Offers In The Region Of £1,400,000

We are excited to present a unique and versatile investment opportunity in the heart of the Lake District—a traditional detached Lakeland property situated near the serene Coniston Water. This freehold estate is not just a stunning residence but a remarkable business prospect, offering multiple revenue streams through two self-contained holiday cottages, a ground-floor studio, and a detached annex.

Set on an expansive 0.37-acre plot, this beautifully presented property features meticulously landscaped gardens, ample parking, and the convenience of an in-and-out driveway. Its crown jewel is the breathtaking panoramic views, stretching across the surrounding countryside, the tranquil lake, and the charming village of Coniston, all framed by the iconic "Old Man," Dow Crag, and Yewdale Fells.

The main residence, How Head Cottage, dating back to circa 1750, has been tastefully modernised over the past seven years, blending historic charm with contemporary comfort. It boasts a spacious lounge/diner, a well-equipped kitchen, a utility room, three bedrooms—including one with an en suite—and a family bathroom. Adding to the property's appeal are two additional cottages: Cottage One, a charming one-bedroom home attached to How Head Cottage, and Cottage Two, located to the rear, both offering captivating lake views and currently successfully renting as self-contained holiday lets. The ground-floor studio provides an additional cosy living space, while the detached one-bedroom annex offers yet another income or accommodation opportunity.

This property is a rare gem for those seeking a harmonious blend of tranquil living and outstanding investment potential in one of the UK's most sought-after locations. Don't miss the chance to own this extraordinary property—arrange a viewing today and discover the endless possibilities it offers.

HOW HEAD COTTAGE

Entrance Porch

Entrance Hall 14'3" x 4'3"

Ground Floor Cloakroom of 5'6"

Living and Dining Room 19'0" (12'5") x 17'8" (8'6")

Kitchen 17'0" x 7'10"

Utility Room 6'6" x 3'11"

First Floor Landing of 8'6"

Bedroom One 16'0" (18'8") x 10'9"

Bedroom Two 9'2" x 7'2" (9'10")

En Suite

Bedroom Three 10'9" x 11'1"

Bathroom 7'6" (5'6") x 7'10"

COTTAGE ONE

Entry Porch 4'11" x 7'2"

Lounge 9'2" x 10'9"

Kitchen 10'0" x 5'10"

Bedroom 21'2" x 8'9"

En Suite Shower Room 6'2" x 6'6"

COTTAGE TWO

Porch/Sun Room 4'11" x 6'11"

Lounge/Kitchen 12'1" x 18'2"

Bedroom 10'5" x 9'8"

En Suite Shower Room 4'5" x 9'8"

ANNEXE

Lounge/Kitchen

Bedroom

Ensuite Shower Room

STUDIO

Craft Room 18'4" x 9'2"

Room One 11'3" x 7'10"

Room Two 7'10" x 7'4"

Bathroom 7'6" x 4'7"



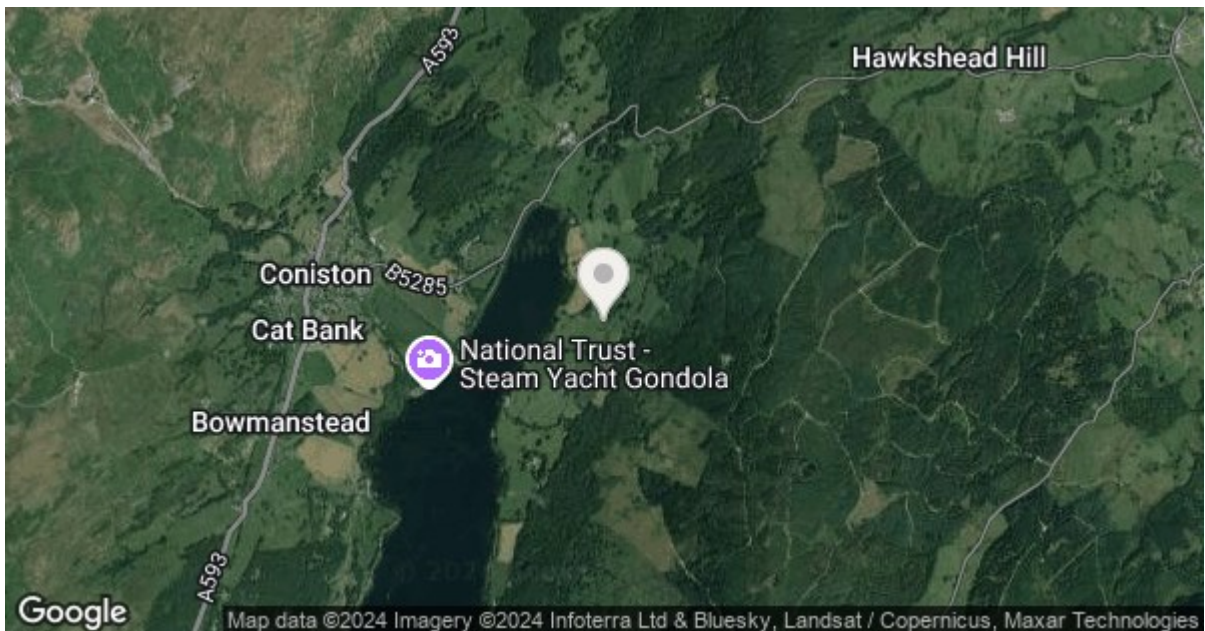
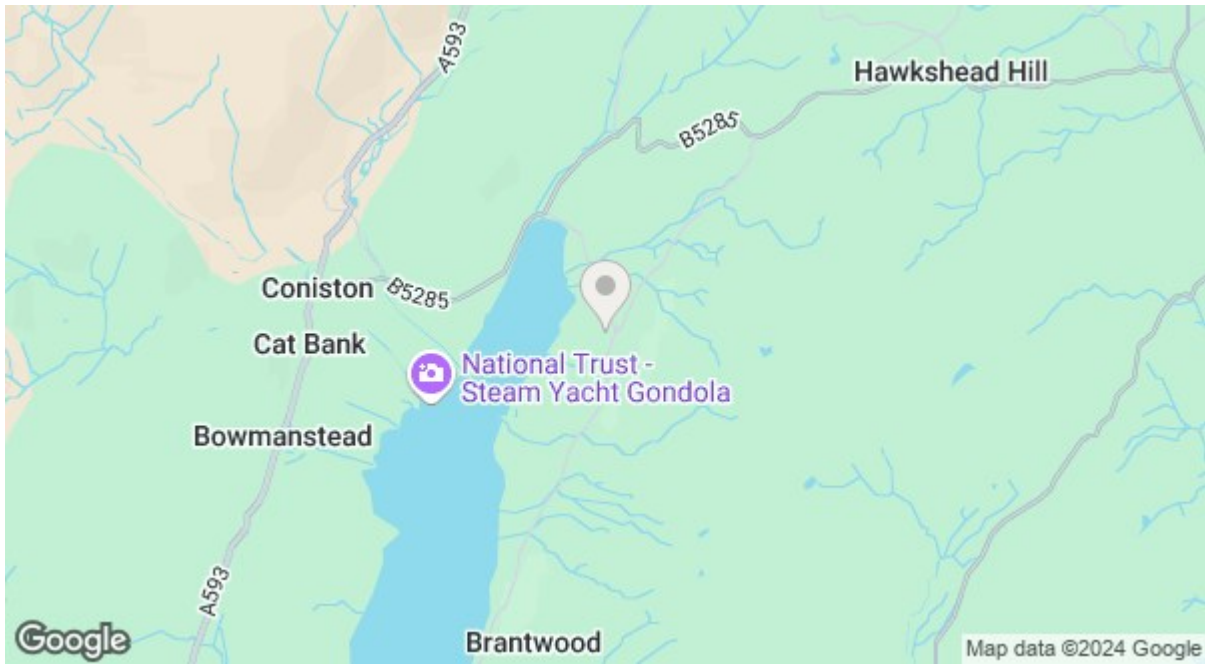












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- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower saving costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
101-110 A			101-110 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
1-20 G			1-20 G		
All energy efficient - higher saving costs			All environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	