



## Ashford House Yewdale Road

### Coniston, LA21 8DU

This freehold property is a rare opportunity for those looking to own a ground floor shop and three-bedroom self-contained maisonette in a central location within a famous Lakeland village and the National Park. The property is well presented and maintained, offering a shop/retail space of 27 sqm/289 sq ft, including a kitchenette and store room.

The self-contained maisonette is located on the first and second floors and features a 15ft lounge with a Juliet balcony, a 14ft kitchen/diner, and three bedrooms. The first floor houses a three-piece bathroom, while the yard/patio area at the rear provides a pleasant outdoor space.

Early completion is available for this unique property. Viewing is only available through the selling agents, so make an appointment today and take advantage of this rare opportunity to own a freehold property with a shop and a self-contained maisonette in the heart of a Lakeland village.

**Offers In The Region Of £460,000**

# Ashford House Yewdale Road

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- Freehold Property
- Well Presented
- Council Tax Band D
- Ground Floor Shop
- Yard/Patio to the rear
- Three bedroomed Maisonette
- Early Completion Available.

## Retail / Shop

28'6" x 10'2" (8.70 x 3.10)

## Kitchenette

15'1" x 5'10" (4.60 x 1.80)

## Store Room

11'1" x 7'6" (3.40 x 2.30)

## Cloaks

## Cellar

15'1" x 12'9" (4.60 x 3.90)

## External

## Approach

inner hall of 10'9" (inner hall of 3.30)

## Landing Entrance Hall

extends to 14'1" (extends to 4.30)

## Lounge

13'9" x 15'1" (4.2 x 4.60)

## Kitchen

14'1" x 8'6" (4.30 x 2.60)

## Stairway Details

## First Floor Landing

extends to 14'1" (extends to 4.30)

## Bedroom One

13'9" x 14'9" (4.2 x 4.50)

## Bedroom Two

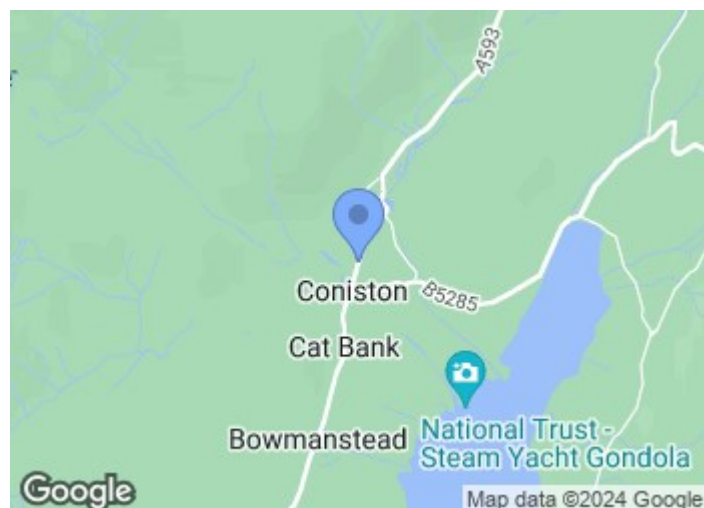
14'1" x 9'2" (4.30 x 2.80)

## Bedroom Three

10'2" x 7'10" (3.10 x 2.40)

## First Floor Bathroom

8'2" x 7'10" (2.50 x 2.40)



## Directions



## Floor Plan

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- 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 <sub>2</sub> ) Rating	
Current	Standard	Current	Standard
103 kWh/m <sup>2</sup> A		0.02 t/m <sup>2</sup> A	
81-102 kWh/m <sup>2</sup> B		0.03 t/m <sup>2</sup> B	
61-80 kWh/m <sup>2</sup> C		0.04 t/m <sup>2</sup> C	
41-60 kWh/m <sup>2</sup> D		0.05 t/m <sup>2</sup> D	
21-40 kWh/m <sup>2</sup> E		0.06 t/m <sup>2</sup> E	
11-20 kWh/m <sup>2</sup> F		0.07 t/m <sup>2</sup> F	
1-10 kWh/m <sup>2</sup> G		0.08 t/m <sup>2</sup> G	

EU Directive 2002/91/EC