

GABLE END COTTAGE

£295,000

Atkinson Ground, Coniston, The Lake District National Park, LA21 8AE

Nestled in the very heart of the Lake District and surrounded by the most stunning landscape, a charming one bedroom end terrace cottage enjoying views towards Coniston Water and set within the splendid private grounds of Atkinson Ground, a former farmstead setting.

A successful holiday let for many years, Gable End Cottage is beautifully and stylishly presented with a breakfast kitchen, generous double bedroom and bathroom to the ground floor and a sitting/dining room with attractive outlook to the first floor. there is designated parking for one and a small planted area to the south.

Close to the picturesque Lakeland village of Coniston, the cottage is an ideal 'lock up and leave' and will appeal to those looking for a quiet and idyllic weekend sanctuary, a holiday let or anyone wishing to embrace and appreciate the magnificent scenery.





Welcome to **GABLE END COTTAGE**

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There's much to recommend Gable End Cottage but here's our TOP TEN reasons:

1. **The stunning location within the heart of the Lake District National Park** - nestled in an elevated and enviable private setting, Atkinson Ground is a former farmstead, one of 30 'Grounds' in the Coniston area, named by individual tenants but within the ownership of Furness Abbey from the 15th Century. After the dissolution of the monasteries, it became part of the Monk Coniston Estate, owned by Beatrix Potter from 1930, who then left it to the National Trust. Atkinson Ground was sold on with the farm buildings developed in the 1940s' and now comprises five properties, a combination of residential dwellings and holiday lets.
2. **Splendid south westerly views** with glimpses of Coniston Water and the fells from the first floor sitting room.
3. **Bijou (adjective: small but tasteful)** - Gable End Cottage is an incredibly charming end terrace cottage set over two floors with a gross internal area of 554 sq ft (51.5 sq m).
4. **Beautifully presented accommodation** - come on into the **hall** off which is the **breakfast kitchen** - being open to the apex, the kitchen is fitted with base and wall units, wooden work tops, breakfast bar, an integral dishwasher, washing machine, electric oven and hob and a freestanding fridge/ freezer. Also to the ground floor is a dual aspect **double bedroom** with attractive outlook and a three piece **bathroom**, fitted with a Jacuzzi bath and vanity wash basin. Open stairs with skylight window lead up to the spacious **sitting/dining room** with wood burning stove set on slate hearth.
5. **Designated parking** for one car only within the grounds of Atkinson Ground. The grounds are private with electric gated access and on arrival, the views from the drive towards Coniston Old Man are magnificent.
6. **Great to lock up and leave** - there is a small garden area to the south; low upkeep leaves more time to get out and enjoy the things you like to do.
7. **Income stream** - run as a very successful holiday let over the last 18 years, the furniture is included so if you are looking for an investment, this is a great way to get started.
8. **The picturesque Lakeland village of Coniston** is close by and provides a good range of local facilities including shops, primary and secondary schools, restaurants, public houses, churches and post office. The area is famous for many reasons - the Victorian philosopher, John Ruskin, settled in the area in 1871 and made his home at Brantwood. Ruskin declared that 'the view over the lake to The Old Man of Coniston to be the best in all of England'. Beatrix Potter owned the Monk Coniston Estate in 1930, Arthur Ransome based his book 'Swallows and Amazons' on Coniston Water and probably most notoriously, Donald Campbell broke the water speed record on Coniston Water in 1955, however was killed in 1967 trying to regain it. Bluebird has now been restored and recently returned to a local museum.
9. **The perfect base for outdoor enthusiasts** - there is much to offer especially for those keen on walking, cycling, climbing and water sports or to simply relax and take in the breathtaking and captivating scenery. The property is on the doorstep of Grizedale Forest, with excellent walks and some world class mountain biking trails.
10. **Further afield** - Hawkshead (2.5 miles), Ambleside (6.1 miles), Ulverston (16.3 miles) and Kendal (19 miles) with train stations at Oxenholme (22.4 miles) of the West Coast main line (with direct trains to London, Glasgow, Edinburgh and Manchester Airport) and Ulverston on the Furness Line with connections to Lancaster. Access to the M6 is at J36 being 25.2 miles distant.



You'll need to know

- Mains electric
- Septic tank shared with four neighbouring properties
- Private water supply shared with four neighbouring properties
- Electric storage heaters and wood burning stove
- The cottage is currently not banded for Council Tax purposes. Potential purchasers are advised to verify this information for themselves
- Local Authority - Westmorland and Fumess Council
- All carpets, curtains, curtain poles, blinds, light fittings and white goods and all furniture are included in the sale. The paintings are not included.
- Contribution to the maintenance of the driveway and the shared services apply. For further information, please ask the agents.
- There is no use of the private gardens



To find the property - from Coniston village, head east along the B5285, around the head of the lake, passing Monk Coniston car park on the right and head south east for a further 0.4 miles. Turn left, signposted Hawkshead and head up the hill. After a further 0.3 miles, Atkinson Ground is on the left. Please take the second electric gate onto the private drive; there is one designated parking space in the parking area, on the left, close to the cottage.

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Approximate Gross Internal Area = 51.5 sq m / 554 sq ft

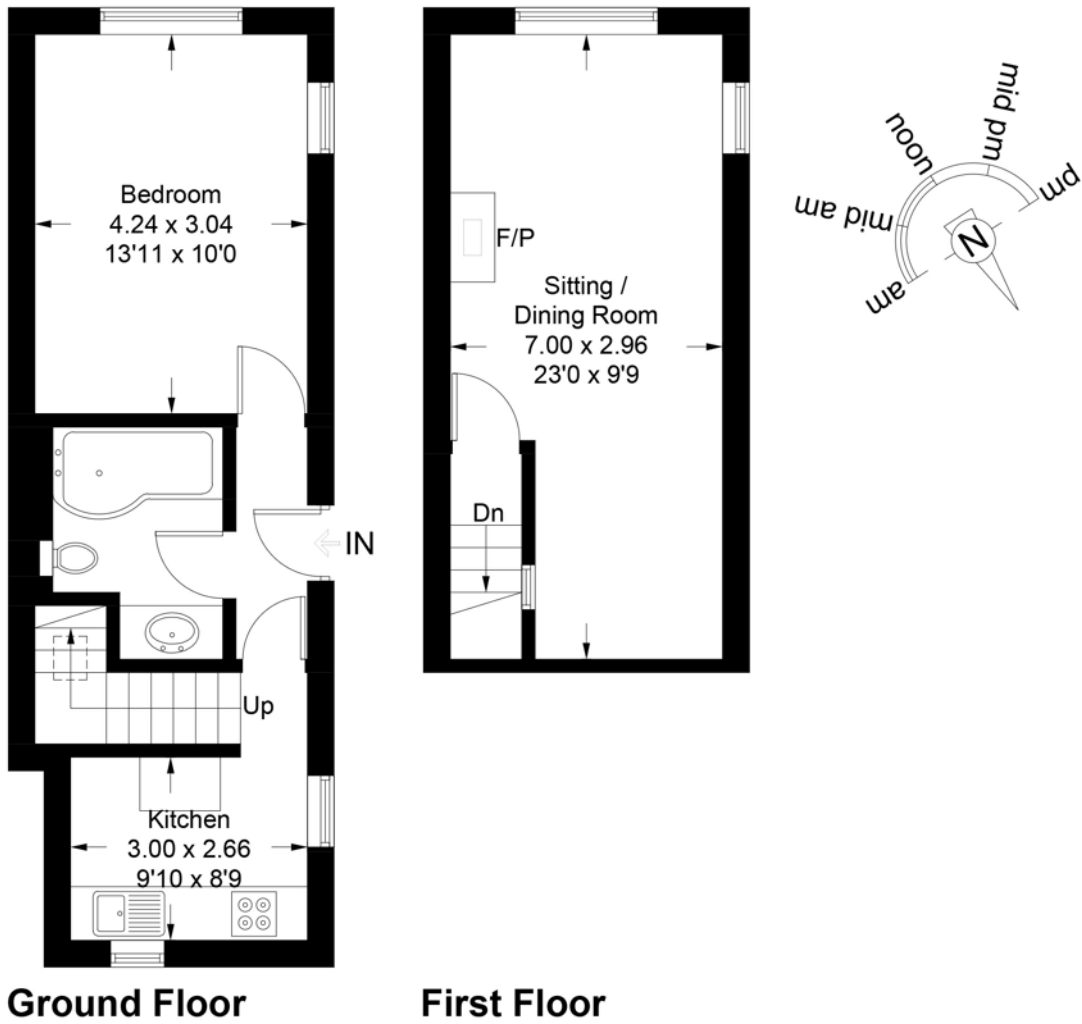


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1023885)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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