



Beckthwaite

Lake Road, Coniston, LA12 8EW

Guide Price £1,100,000



BECKTHWAITE

LAKE ROAD, CONISTON

Beckthwaite House will be of interest to those seeking a development opportunity, a lifestyle business from home or just a good all round family house.

In the heart of the Lake District this is a rare opportunity to buy a well presented detached house centrally placed in the Lakeland village of Coniston. As a development opportunity, the property has planning permission for the demolition and construction of a new build detached house on the site, designed to take full advantage of the generous 0.3 acre plot and excellent views. Plans may be viewed online Ref: [7/2022/5787](#) (Full Planning application) Dated 16 February 2023. www.lakedistrict.gov.uk/planning. This provides for a large contemporary house providing a generous open plan living space backed up by a utility room and pantry, separate snug and study, boot room and cloakroom. On the first floor plans show a master bedroom suite with bedroom, dressing room, en suite and balcony as well as three further double bedrooms, all of which are en suite.

As a lifestyle business there are five hard-standing and electric hook up points for five motorhomes or caravans and has a license to trade. We believe the campsite could generate circa £50,000 annual income.

As an existing private residence Beckthwaite House has super mountain views and offers spacious, attractively appointed and well presented accommodation comprising dining kitchen with useful pantry, sitting room, two offices, three double bedrooms, a bathroom and shower room. Outside is a detached double garage and wood shed. Level gardens border Church Beck which flows into Coniston Water with a footbridge over to the public lane giving alternative pedestrian access to the village. With traditional appeal, the house has whitened render elevations under a slated roof with wood effect UPVC double glazed windows and oak internal doors.



Location

Found in the lea of The Old Man of Coniston which rises dramatically behind the village properties when seen from the village centre. Coniston is rooted in a history of quarrying and copper mining but today is an ideal centre for anyone keen on getting out and about and exploring the fells, mountains, lakes and forests – not only is The Old Man of Coniston ready to be conquered but the more modest Tarn Howes and Hodge Close Trail offer less ambitious but equally as enjoyable walks. Lying at the northwest, head of Coniston Water, the body of water is open to explore with two public launch services including the National Trust's [Steam Yacht Gondola](#). Local places of interest include Brantwood (once home to John Ruskin, one of England's greatest art critics, thinkers and social reformers) and the Ruskin Museum which tells the *Story of Coniston*. Coniston has a limited selection of essential shops and general service providers including a Co-op general store, doctors' surgery, chemist and petrol filling station. There are primary and secondary schools (aged 11 – 16 years). For a larger selection of amenities and for access to the wider road and rail network please see below; all distances are approximate:

Ambleside	7.8 miles
Windermere	11.9 miles
Ulverston	14.6 miles
Kendal	20.5 miles
J36 M6	31.4 miles
Oxenholme train station	23.9 miles (on the west coast mainline)

Ground Floor

Entrance Porch

Externally rendered with a slate roof with laminate flooring.

Dining Kitchen

19'11 x 10'9 (6.08m x 3.28m)

Cream vinyl fronted base and wall units with woodblock effect worktops, stainless steel sink unit with mixer tap, splash back tiling, spotlights, downlighters, extractor fan and vinyl flooring. Lamona appliances comprise electric double oven, gas four ring hob and dishwasher.



Walk In Pantry

A useful storage room housing the boiler, consumer unit and having obscure glass in the window.

Sitting Room

20'0 x 13'6 (6.09m x 4.12m)

Dual aspect from three windows, contemporary quality Woodwarm wood burning stove under a wooden mantle, television point and coving to ceiling.





Inner Hall

With three store cupboards and a staircase with oak balustrade.

Bathroom

Three piece white suite comprising of bath, corner shower cubicle, pedestal wash basin and WC. Half tiled walls, vinyl flooring, heated towel rail, downlighters and obscure glass to the window.

Double Bedroom One

13'5 x 12'0 (4.09m x 3.65m)

With mountain and river views, television point.

Offices

A useful pair of rooms utilised when the campsite was operational and comprising:

Outer Office

With UPVC door to outside, loft hatch with ladder access. Leads through to

Inner Office

With phone point.



First Floor

Landing

Good storage from a deep double fronted cupboard and under eaves space.

Double Bedroom Two

14'8 x 12'4 (4.48m x 3.76m)

With ceiling open to apex, two single wardrobes, two under eaves cupboards, Velux skylight as well as a view of Coniston Old Man from a window in the gable end.



Double Bedroom Three

13'8 x 12'4 (4.17m x 3.75m)

With ceiling open to apex, two single wardrobes and two under eaves cupboards, Velux skylight and a view towards the school from the window in the gable end.



Shower Room

With a white three piece suite of shower cubicle, vanity sink unit with cupboards under and WC. Heated towel rail, store cupboard, spotlights, obscure glass and vinyl flooring.



Outside

Wrought iron gates open to the garden, level lawns and good parking provision.

Detached Garage

Being block built with whitened render elevations under a slated roof. Two roller doors and a personal door to side, Solis controls for solar panels, ladder to loft storage in roof space, power and light.

For the campsite users there is a combined WC and Shower and a second Separate WC. There is also a chemical closet emptying point.

Exterior lighting and water tap. Wood shed.

Directions

Coniston village sits on the A593 and may be approached from the south (via Greenodd and Torver) or from Ambleside. Approaching from Ambleside and driving into the village pass the BP petrol filling station on the left and turn next left onto Lake Road. John Ruskin School is on the right and the entrance to Beckthwaite House almost opposite on the left.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Worcester boiler in the pantry. There are 12 solar panels on the garage roof.

Tenure

Freehold. Vacant possession on completion.

Please note: Carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as described are all included in the sale.

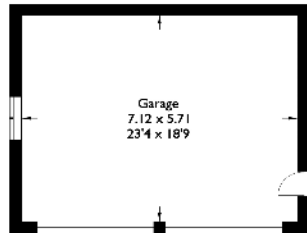
Local Authority and Council Tax band

South Lakeland District Council – Band E

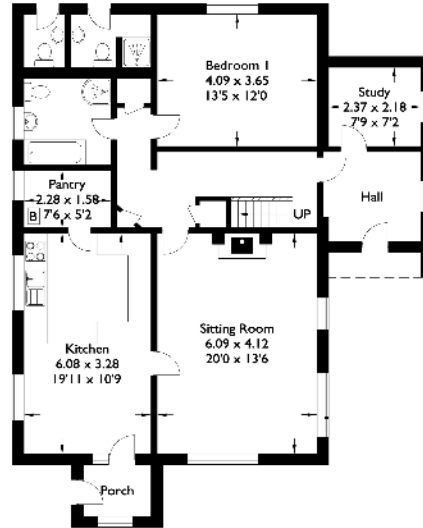


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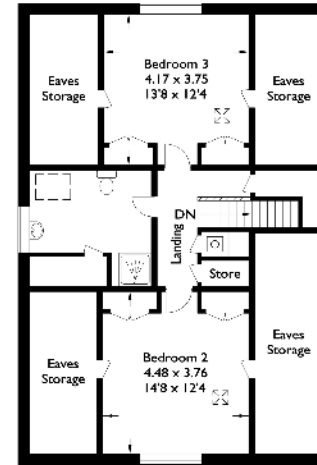
Approximate Gross Internal Area : 162.03 sq m / 1744.07 sq ft
 Garage : 40.65 sq m / 437.55 sq ft
 Total : 202.68 sq m / 2181.62 sq ft



Garage



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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