



# Rowan Beck

Coniston, LA21 8AS

Guide Price £550,000

# Rowan Beck

## Coniston

The opportunity to acquire Rowan Beck presents a wonderful chance to own a spacious, detached three bedroom bungalow which was built in the 1960's. This charming home offers stunning 360 degree views that encompass Coniston Old Man and the peaceful Coniston fells and a low maintenance yet attractive garden. The bungalow is well designed and carefully maintained, featuring UPVC double glazing and abundant natural light that graces the front of the property throughout the day.

Set amidst serene open countryside and surrounded by the gentle slopes of the fells, this location is an ideal setting for a primary residence, a weekend getaway, or a holiday home.

Nestled in tranquillity, Rowan Beck offers an ideal situation to enjoy the countryside and the convenience of Coniston centre. Embrace a lively community with various amenities, shops and Post Office. Steeped in history, Coniston's associations with Donald Campbell, John Ruskin, and Lakeland poets lend it unique character. From Rowan Beck, you can embark on endless country walks, and the nearby Coniston water shoreline is just a short stroll away, adding to the overall charm of this location.





## Accommodation

### Dining

*11'10 x 9'3 (3.61m x 2.82m)*

An obscured double glazed door opens up to the spacious welcoming dining area with built in generous storage unit and wood effect flooring. A bright room illuminated by the window with wonderful views to the serene Coniston fells.

### Kitchen

*10'3 x 8'4 (3.13m x 2.55m)*

A bright room with a selection of wall and base units in a contemporary grey tone. Stainless steel sink unit with mixer chrome tap. Belling electric oven, hob and extractor fan, under counter integrated fridge and plumbing for a washing machine. Partial wall tiled, wood effect flooring and down lighters.



### Conservatory

*19'0 x 7'10 (5.80m x 2.40m)*

The charming conservatory bathes in sunlight throughout the day, thanks to its full length double glazed UPVC windows and a vaulted ceiling adorned with skylights. Converted in 2008, this space presents a wonderful chance to unwind and relish the view of the fields leading towards Coniston Old Man and the Coniston fells. For added convenience, an external door provides access to the terrace and garden.

### Lounge

*19'3 x 12'8 (5.88m x 3.86m)*

The lounge is a delightful triple aspect room. Its connection to the dining area adds an extra dimension of space to the lounge. Adorned with an inset electric fire featuring a Coniston slate surround, the room also presents the option to uncover the original fireplace. TV point.





### Hallway

Continuing down the hallway, you'll come across a spacious built in storage cupboard discreetly concealing the boiler and providing ample room for your belongings. Additionally, there's an attic area, partially boarded and equipped with electricity, offering further storage options.

### Bedroom One

*12'10 x 11'3 (3.91m x 3.42m)*

A generously sized double dual aspect room that overlook the gardens both to the front and side. This room offers plenty of built in units meeting storage needs.

### Bedroom Two

*12'0 x 10'3 (3.9m x 3.2m)*

The second bedroom presents itself as a roomy single space, complete with a hidden storage area tucked behind a curtain. Enjoying views of the front garden. Equipped with a pedestal sink unit to add a touch of convenience to the room.

### Bedroom Three

*9'6 x 8'11 (2.86m x 2.7m)*

Offering versatility, allowing you to use it as a bedroom, study, or adapt it to your specific needs. Views overlook the side garden.

### Wet Room

Offering practical amenities, including a WC, wash hand basin, and a walk in shower. The space is designed with a retrospect, featuring obscured glass windows for privacy. Additionally, there's useful fitted storage and a heated towel rail for your comfort.

### Separate WC

Comprising wash hand basin, WC and an obscured glass window.





## Garden Room

Take a step down the outdoor stairs to reach the inviting garden room, consisting of two main areas. The first serves as a utility room, housing the consumer unit, wall mounted gas meter and concealed boiler. The second area is a workshop that offers direct access beneath the house. These rooms are spacious and adaptable, with potential for reimagining them into a space that better suits your needs, whether it's a gym, office or workshop. The garden room itself features stone paved flooring, adorned with a pine panelled ceiling and slate walls. Light pours in through the triple aspect windows, revealing lovely views of Coniston Old Man, the Coniston fells and the surrounding natural beauty that envelops the house.

## Outside

The front outdoor area features a mix of stone flooring and tarmac, providing space for approximately five vehicles. An outdoor electric carport is available, perfect for electric vehicle owners. There's also a comfortable seating area where you can enjoy the peaceful surroundings. A wrap-around terrace leads to both the front and back entrances.

On the side of the house, the gently sloping garden is adorned with greenery and vegetable patches. The soft sounds of the nearby stream add to the tranquillity. Towards the top of the

garden, a deck area is surrounded by flowers, offering views of the Coniston fells and soaking up the evening sunlight.

## Directions

From the centre of Coniston, head out over the bridge towards Torver. Continue passed Hills Garage for approximately ¾ mile, passing the Ship Inn on the right, continue for another 200m and turn left immediately after the stone bridge into Haws Bank, signed "Coniston Hall". Take the next left and the property can be found on the left after approximately 200m.

<https://w3w.co/reading.newer.jugs>

## Tenure

Freehold

## Services

All Mains services. Gas central heating.

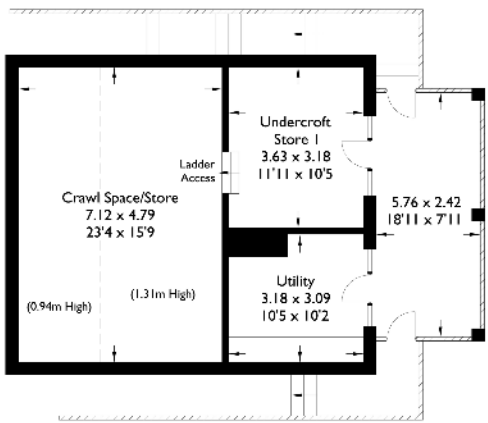
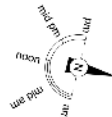
## Council Tax band

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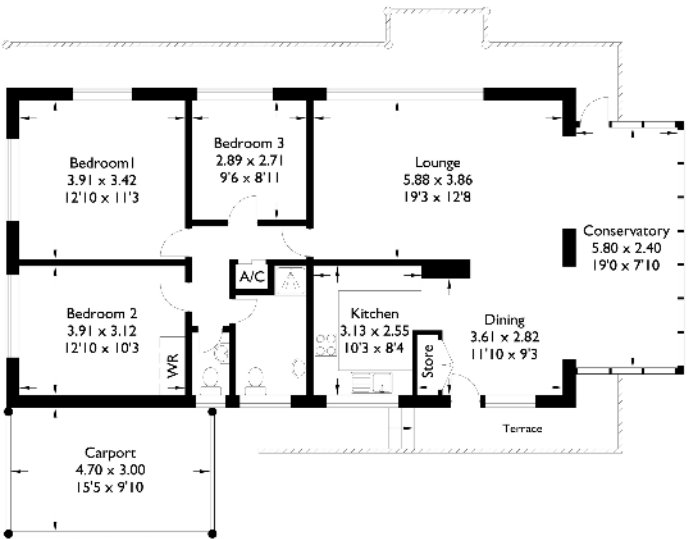


## Rowan Beck

Approximate Gross Internal Area : 106.79 sq m / 1149.47 sq ft  
 Undercroft : 57.81 sq m / 622.26 sq ft  
 Total : 164.60 sq m / 1771.74 sq ft



Undercroft



Ground 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.

Address: Rowan Beck, Haws Bank, CONISTON, LA21 8AS  
 RRN:

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		59	77
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.

