



# 6 Beck Yeat

Coniston, LA21 8HT

Guide Price £400,000

# 6 Beck Yeat

Coniston, LA21 8HT

6 Beck Yeat is a well proportioned, three bedroom link detached property which has been extended over the years. With 2/3 reception rooms including open plan kitchen/diner, utility room and ground floor cloak room. The property benefits from double glazing, low maintenance garden and attractive views, off road parking. The garage is now a store having been sub divided to extend the property.

Set in a private and tranquil cul de sac, which is extremely popular whether as a permanent residence or holiday home. Offering generous proportioned accommodation this light and airy property with an attractive sunny aspect, manageable front and a delightful rear garden bordering the rear stream. Offering spectacular views towards Coniston Old Man and the Yewdale Fells.

Positioned in an ideal central location, occupying a most convenient level position, ideal for all village amenities including a variety of cafes, shops, public houses, etc in the popular village of Coniston along with primary/secondary schools. With endless fell and country walks from the doorstep.





### Accommodation

UPVC door leading into:

### Vestibule

Telephone point, linoleum flooring with generously proportioned understairs cupboard providing useful cloaks area.

### Kitchen/Diner

Attractive open plan room which has been extended. With a selection of contemporary white wall and base units, stainless steel sink unit with mixer tap, four ring gas hob and double electric oven. Integrated appliances include; Hotpoint dishwasher and fridge. Velux window. Water meter under sink.

The dining area is semi open plan with the kitchen and semi with the living room and there are glazed double doors leading into the Sunroom.

### Utility/rear hallway

Plumbing for washing machine. Lovely views over the garden through the semi glazed door.

### Cloakroom

WC, pedestal wash hand basin and extractor fan.

### Sunroom

Exposed beam, velux window, rear door and attractive view over the garden to the Coniston Fells.

### Living room

Dual aspect room with south facing aspect and views towards Coniston Old Man. Inset gas flamed fire sat on a composite marble effect hearth and fire surround. TV point.





### First Floor Landing

Views towards Coniston Old Man, loft hatch with pull down ladder and half boarded with a light. Airing cupboard with numerous shelves providing useful storage facility.

### Bedroom one

Double room with comprehensive selection of built in wardrobes with lovely views towards Coniston Old Man.

### Bedroom two

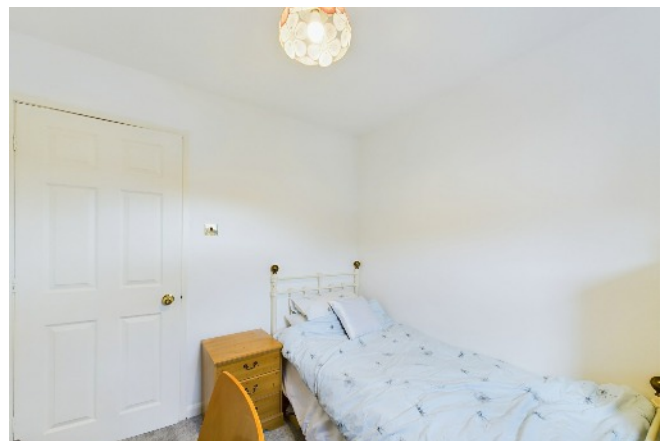
Double room with views over the rear garden and river towards the surrounding Coniston Fells. Useful storage space over the stairwell with sliding door.

### Bedroom three

Spacious single room with south facing views.

### House bathroom

Three piece white suite comprising of corner shower cubicle, WC, vanity wash hand basin, ideal low maintenance wall paneling, electric towel radiator and shaving point.





### Outside

The property is approached by private paved driveway with parking for two vehicles. Small lawn to the front and paved access to the rear of the property. The former garage has been divided, the front still benefits from the original roller door but is now used as a workshop/store facility. Housing the newly installed Valliant gas central heating boiler, consumer unit, electric and gas meters. Electric car charger.

The rear of the property benefits from a split level garden with paved patio and raised flower beds. Selection of mature shrubs and bushes, pergola overlooking the river with delightful views towards Coniston Old Man.

### Directions

From Ambleside head out on to the A591 to Coniston, on reaching the village continue through over the bridge and pass the BP garage turning left into Lake Road, continue down Lake Road for approximately 200m and turn first left into Beck Yeat cul de sac. The property can be found on the right

<https://what3words.com/cheat.overhear.shelters>

### Tenure

Freehold. Vacant possession on completion.

### Services

All mains' services are connected. Gas central heating.

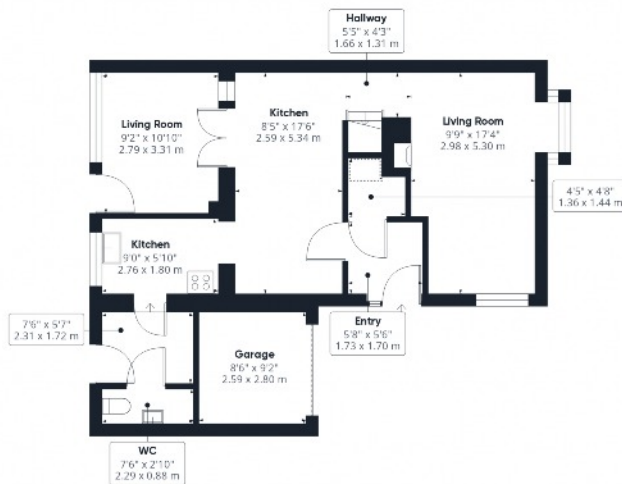
### Council Tax Band

D

### Broadband

80 Mbps download speed (based on Ofcom.com results)





Approximate total area<sup>(1)</sup>

1099.48 ft<sup>2</sup>  
 102.15 m<sup>2</sup>

Reduced headroom

4.74 ft<sup>2</sup>  
 0.44 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 B
69-80	C		
55-68	D	65 D	
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.

