



## Bethany's

10 Green Cottages, Torver, Coniston  
Guide Price £350,000



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Bethany's Cottage is a traditional three bedroom two bathroom mid terrace Lakeland cottage set over three floors in a quite residential area. Offering well planned, presented and proportioned accommodation. A light and airy property with wonderful high ceilings, picture rails, double glazing and exposed wooden doors. The ground floor flows and is streamline with a fully tiled lower floor throughout. Enjoying country views to the front and rear.

The ground floor benefits from a living room with a generous opening leading to the dining room, then through to the well planned galley style kitchen. Following on to a rear hall providing an ideal cloaks area for muddy boots and jackets, leading to a useful downstairs shower room. Whilst on the first and second floors there are three excellent bedrooms of which the main two are generously proportioned with far reaching views across the surrounding countryside including towards Coniston Old Man.

The property is situated in Torver which is approximately 2 ½ miles south of the popular Lakeland village of Coniston which is well known for its connections to John Ruskin and Donald Campbell. There are two public houses close by with a wider variety of amenities at Coniston including cafes and shops. Additionally there are endless fell and country walks from the doorstep.



## Accommodation

Slate covered pathway, useful stone store and UPVC door leading to:

## Entrance hallway

Highly useful cloaks area with Velux window and tiled floor.

## Shower Room

Rebuilt and insulated April 2022 with newly fitted shower panelled walls, pedestal hand wash basin and WC. Chrome towel radiator, inset lighting, extractor and tiled floor.

## Kitchen

Refitted Magnet Cream Shaker style kitchen March 2021. Composite sink unit with chrome mixer tap, 90cm range cooker and extractor, plumbing for washing machine and dishwasher. Integrated 70/30 fridge freezer. Deep recessed window cills and complimentary wood effect worktops. Inset lighting, partial wall tiled and fully floor tiled. Concealed undercounter oil central heating boiler, partial wall tiles and lighting under glass wall cabinet.

## Living Room

Light and airy yet still cosy with wood burning stove sat on a slate hearth and wood mantle piece. TV point, picture rail and tiled floor. South facing views over the garden and semi glazed door leading out to the garden.

## Dining Room

Substantial feature wood burning stove sat on a slate hearth and stone surround. Alcove shelving, picture rail and tiled floor. Under stair cupboard providing highly useful storage facility. Superb views towards the countryside. Wide open entrance to:



## First Floor

Steps up to:

### Bathroom

A wonderful generous indulgent space with a four piece white suite. Enclosed glazed shower with marble effect shower panels and rain head, stand alone bath with claw feet with shower WC and pedestal wash hand basin. Dark wood effect flooring, illuminated touch control mirror, chrome/white ladder radiator and extractor. Semi obscured window to enjoy privacy and still have the views over the countryside. (Refitted in October 2020).

### Front Bedroom One

Generously proportioned double room with original feature inset cast iron fireplace and recessed walls. Delightful views across the adjoining countryside and the garden.

### Rear Bedroom Three

Generously proportioned single room with feature inset cast iron fireplace. Views across the countryside towards Coniston Old Man.

### First Floor Landing

Enclosed staircase with useful under stair storage leading to:

## Second Floor

### Bedroom Two

Re plastered and insulated in February 2021. Attractive and characterful room with painted open balustrade, vaulted ceiling with restricted head height accessing the eaves storage. Terrific far reaching country views through the Velux window.







### Outside

The property benefits from an attractive and ideal low maintenance garden with a small but manageable lawned area with a selection of planted shrubs and bushes. Concealed oil tank. There is a small gravelled yard with a built in store. The property also parks to the front on communal area.

### Directions

Proceed south from Coniston for approximately 2 ½ miles arriving in Torver, continue past St Luke's Parish Church on the left hand side and The Wilsons Arms on the right. Turn immediately right after The Wilsons Arms veering left and the property is at the far end of the terrace on the left hand side, third from the end.

<https://what3words.com/defend.perusing.marzipan>



### Services

Mains water, electric and drainage. Oil fired central heating.

### Tenure

Freehold.

### Council Tax Band

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### Broadband

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



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.