



2 Beck Yeat

Coniston, LA21 8HT

Guide Price £475,000

2 Beck Yeat

Coniston

2 Beck Yeat also known as Clemmies Cottage is a superb three bedroom, three bathroom detached bungalow with off road parking, views and garden. Set in a private and tranquil cul de sac, which is extremely popular whether as a permanent residence or alternatively for holiday let or retreats. Offering generously proportioned accommodation which has been completely transformed by the current owners who have reconfigured, remodeled and refurbished the property, including extending the property into part of the garage. Offered to a high standard with quality fittings and materials including solid oak doors and skirting boards and architraves. Now offering a lovely and spacious living/dining room, three excellent double/twin rooms including two ensuite and a Jack and Jill bathroom. A light and airy property with an attractive sunny aspect, manageable front and a delightful rear garden. Offering spectacular views towards Coniston Old Man and the Yewdale Fells.

A versatile property which will suit a variety of buyers whether a lovely main residence or second/holiday home. Currently a successful and well established holiday letting property let via Coppermines and generated a gross income of circa £38,926.88 in 2023/2024. Sold with the benefit of all forward bookings and majority of contents.

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 this popular village of Coniston along with primary/secondary schools and Churches. With endless fell and country walks from the door step.





Accommodation

Steps leading up to glazed door.

Hallway/Cloaks Area

Useful cloaks cupboard and Lakeland slate tiled floor.

Living/Dining Room

A wonderful well proportioned room. The dining area has the advantage of the Lakeland slate tiles flowing through from the hallway. Whilst the living room is sub divided by oak effect floor. Feature wood burning stove sat on a slate hearth, stone surround and oak mantel. Recessed shelving, patio doors and lovely views over the rear garden towards Coniston Old Man and the Fells.

Kitchen

Semi open plan kitchen with a selection of wall and base units. Lakeland slate tiled floor, wall tiled, one half sink unit and mixer tap, four ring electric hob, double electric oven with extractor fan. Integrated appliances include: Dishwasher, washing machine and dryer. Free standing fridge freezer.





Front Bedroom One

Good sized double bedroom with lovely south facing views over the front garden.

En Suite

Substantial three piece white suite comprising of enclosed shower cubicle, double vanity unit, WC, fully floor and wall tiled, heated towel rail, electric shaving point and light.

Front Bedroom Two

Light and airy dual aspect room with feature bay window and south facing views across the garden.

En Suite

Three piece white suite comprising of large, level access, 1200mm wide shower, pedestal wash hand basin, WC, fully floor and wall tiled, heated towel rail, glass shelving with electric shaving/light point. Built in cupboard.

Rear Bedroom Three

Great double bedroom with views over the rear garden towards Coniston Fells.

Jack and Jill En Suite Bathroom

Three piece white suite comprising of pedestal wash hand basin, duo bath with Aqualiser automatic pumped shower over, WC, fully floor and wall tiled, heated towel rail, electric shaving point and light.





Outside

The property is approached via a private gravelled drive which provides parking for two vehicles. The original garage has been reduced creating a great store housing the gas central heating boiler and Mega Flo cylinder, with a highly useful hot and cold shower hose for dogs and bikes.

There is a small manageable front lawn with a selection of established shrubs and bushes. A paved path leads to the side and rear which is also low maintenance being gravelled. The rear does enjoy lovely west facing views towards Coniston Old Man and the Coniston Fells. External lighting and electric.

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://w3w.co/estate.waltz.crowbar>

Rateable Value

£4,350.00. Actual amount payable £2,170.65 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

Tenure

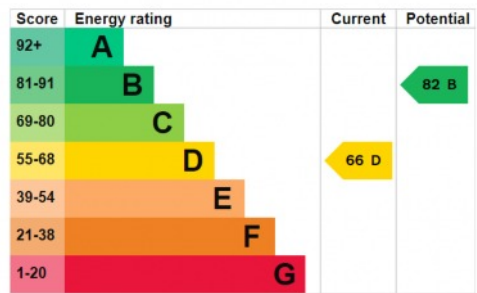
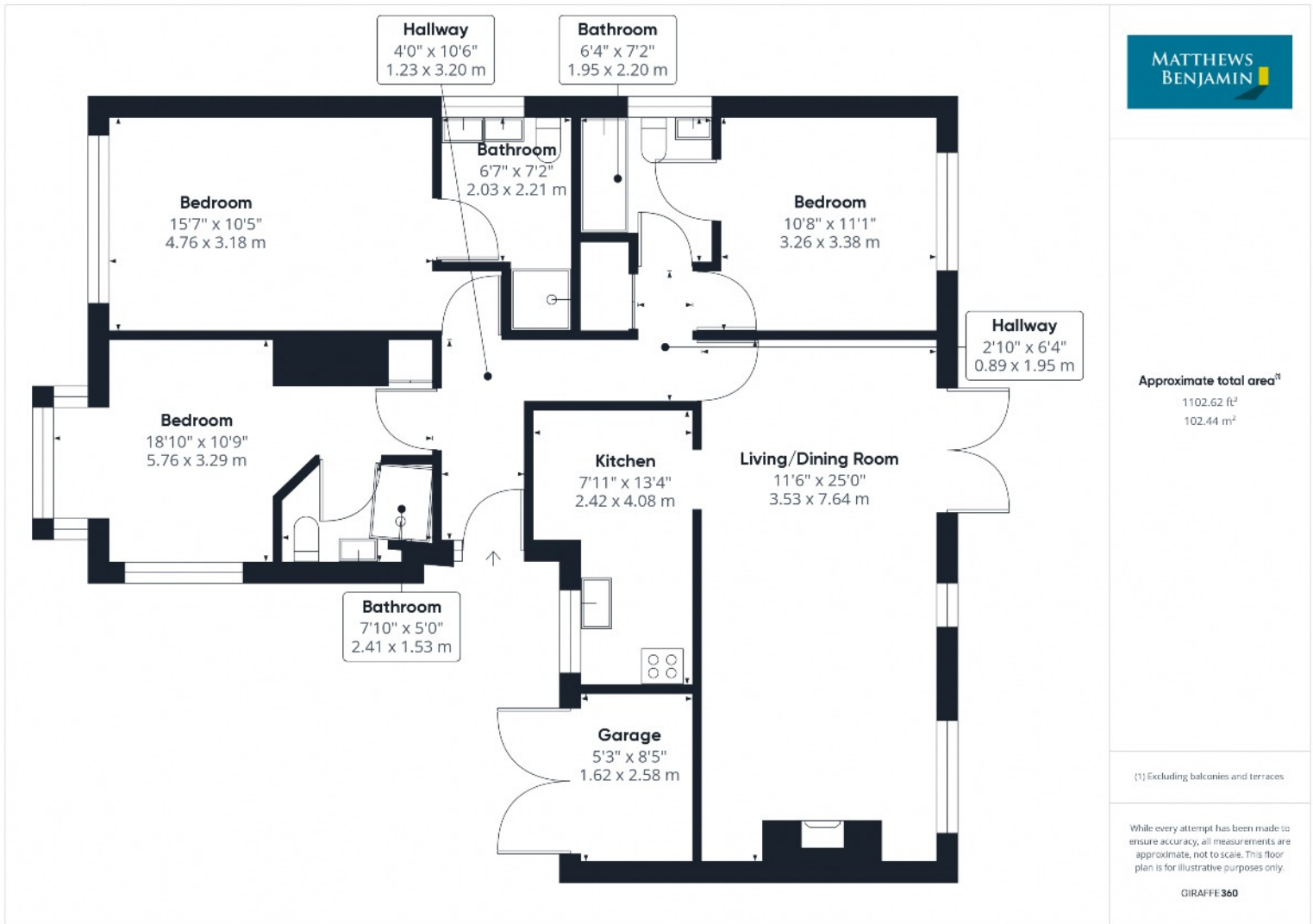
Freehold.

Services

All services are connected. Gas fired central heating.

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.

