



Beacon Cottage

Lake Bank, Water Yeat, Ulverston, LA12 8E

Guide Price £625,000



Beacon Cottage

Lake Bank, Water Yeat, Coniston

A highly desirable and spacious four bedroom traditional Lakeland cottage close to the shores of Coniston Water. Previously a cottage and a barn which have been amalgamated into one deceptively spacious and well planned and presented cottage. In addition, it benefits from three reception rooms, two ensuites and a house bathroom, plus a highly useful attic room which could be used as an occasional fifth bedroom or study. Attractive features throughout including solid oak floors, oil fired Aga and hardwood double glazed sealed windows.

Nestled in an attractive setting, set in approximately 6 acres of shared grounds as well as 1/3 acre of private garden and lovely country and seasonal lake views. Beacon Cottage is one of 11 individual properties on the Lake Bank Estate. Car parking for three vehicles.

A highly desirable and versatile property which would suit a wide variety of purchasers whether as a permanent residence or second/holiday home.

Lake Bank is a private residential estate lying to the north of Water Yeat. It is a small hamlet of 11 properties on the west side of Coniston Water, one of the most well known bodies of water in the heart of the Lake District being the third largest by volume, and the fifth largest by area. It is five miles long by half a mile wide and there are views of it from inside the cottage and from the gardens. 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 in Coniston.

Coniston has a 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).

Superbly positioned with an abundance of fell and country walks from the door step. With the Coniston Water and access to it only a stones throw away.



Accommodation

Front door leading into;

Hallway

A spacious welcoming area with slate tiled floor. Glazed patio door leading to the terrace. Attractive garden views.

Cupboard housing the oil fired central heating boiler. Leading to;

Dining Room

Attractive room with exposed oak beam and solid oak floor. Integrated fridge freezer. Alcove cupboard and glazed patio doors to front.

Utility/Cloakroom

Plumbing for washing machine. Wash hand basin and WC. Electric shaver point, heated towel rail and extractor. Fully floor tiled and majority wall tiled. There is also plumbing for a shower.

Open archway from Dining Room to;

Kitchen

Attractive variety of solid oak fronted units and solid oak work tops with one and half bowl sink unit with mixer tap. Additionally there is a feature central island with granite work top. Integrated appliances within the kitchen include fridge and dishwasher. Ceramic four ring electric hob with extractor hood and integrated oven. Four oven oil fired Aga. Inset spotlights. Part wall tiling and slate floor tiles. Leading to;

Snug

Lovely room with exposed beams, oak floor, open staircase and understair cupboard.

Delightful patio doors leading to the terrace.

Sitting Room

A generously proportioned light and airy triple aspect room with lovely views over the garden. Solid oak floor, exposed beams and multi fuel stove on slate hearth. Patio doors to terrace. TV point.



First Floor

Landing

With loft hatch and pull down ladder, leading to attic room. Open staircase to bedroom four.

Rear Bedroom One

Generously proportioned light and airy double room with dual aspect with views over the gardens and woodland and seasonal lake views. Built in single wardrobe.

En Suite

A three piece suite comprising of vanity wash hand basin, WC and large rectangular shower unit. Useful cupboard, electric shaver point and extractor.

Front Bedroom Two

Double L shape dual aspect room with attractive garden views and built in wardrobe.

En-Suite Shower Room

White three piece suite comprising of corner shower cubicle, vanity wash hand basin and WC. Tiled floor and wall with extractor.



Rear Bedroom Three

Twin room with attractive garden and woodland views from the window seat.

Bathroom

Spacious three piece white suite comprising WC, twin wash hand basins and large duo bath. Full floor tiling and half wall tiling. Electric shaver point and heated towel rail. Extractor.

Drying Room

Housing cylinder and fuse box. Plumbing for second bathroom/shower room or washing machine if required. Electrics for generator. Useful storage facility.

Second Floor

Open staircase leading to:

Attic Room/Bedroom Four

Highly useful room with feature exposed stone gable end wall. Twin velux windows. Useful eaves storage cupboards. Attractive country views.

Attic Room

Access by pulldown ladder, original beams, wooden floor and twin velux windows. Super storage facility.





Outside

The property is approached via a tarmacadam drive leading to communal driveway which leads to Beacon Cottage which has private parking for approximately three vehicles. Please note the property has previously had planning permission for a garage.

The property benefits from its own private garden which is approximately 1/3 of an acre with a variety of mature bushes, trees, lawn and seasonal lake views. Substantial terrace providing useful extension to the property. Shed with mains electric and useful undercroft providing good storage facility with electric. Outside tap.

The property benefits from having shared access to approximately 6 acres of shared open grounds and woodland which is enjoyed by the residents of the estate.

Directions

Travelling from the south and the A590 at Greenodd, turn off towards Coniston. Travel through Penny Bridge and turn right onto the A593 signposted Torver and Coniston. After approximately 3 miles the drive to Lake Bank is on the left hand side. Alternatively from the north and Coniston village, head towards Torver and turn left at the T junction and continue over Torver Common alongside the Lake. Cross the cattle grid and the south drive to Lake Bank is approximately 1 mile on the right after the lake has come into view again.

<https://what3words.com/gearing.toxic.beaks>

Tenure

Leasehold for an original term of 999 years from 1st March 1969

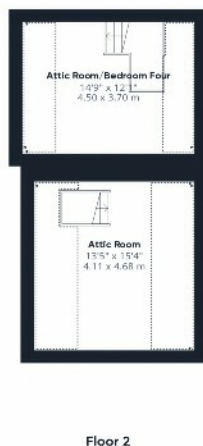
The freehold is owned by 'Lake Bank Estate Coniston' which is in turn whollyowned by the owners of the properties on the estate in equal shares. Each of the 11 properties on the estate has 1/11th share in this company with each owner being a company director. Management fees are approximately £500 pa.

Services

Mains water and electricity. Private shared water treatment plant.
Oil fired central heating and Aga.

Council Tax Band

F



MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾
2089.44 ft²
194.12 m²

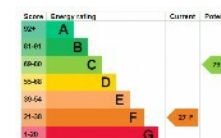
Reduced headroom
174.66 ft²
16.23 m²

(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.

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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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