



## Brow Edge

How Head, Coniston, LA21 8AA

Guide Price: £700,000

MATTHEWS  
BENJAMIN







# Brow Edge

## How Head

Brow Edge How Head is a generously proportioned traditional Lakeland property, currently with 3 bedrooms. Positioned in an enviable location with magnificent panoramic fell and lake views over the adjoining countryside towards Coniston Old Man and the surrounding Coniston Fells. Forming a substantial end part of an original Lakeland farm dating back to the 18<sup>th</sup> Century, which has subsequently been split into three properties.

Brow Edge is arguably in the prime position relative to the other properties with wide unrestricted views. Although now in need of complete modernisation throughout, this generously proportioned property, laid out internally in the 1980's with many stud wall partitions would be versatile enough to provide a range of different room layouts. With large kitchen diner, sun room, living room and study alongside an upstairs lounge and bedrooms. The majority of the rooms enjoy the breathtaking panoramic vista.

Located on the east side of Coniston Water, close to the popular lake district village of Coniston and is set amongst superb scenery of the Lakeland fells. It looks across to Coniston village, Coniston Water and Coniston Old Man and Yewdale valley. The property is well placed for numerous country walks from the doorstep.







## Accommodation

Front door leading into;

Wide hallway with open staircase and concealed consumer unit. Built in cupboard.

## Cloaks room

WC, wash hand basin with extractor.

## Kitchen/Diner

Spacious dual aspect room with a basic selection of pine fronted wall and base units with breakfast bar and sink unit. There are an array of appliances including a LPG fuelled Rayburn, four ring electric hob, integrated oven, microwave and freezer, with freestanding fridge and dishwasher. With original feature exposed beams and part wall tiled.

Hall leading to;

## Sunroom

A stunning triple aspect room with glazed ceiling and fantastic views across the garden towards Coniston Water, Coniston Old Man and the surrounding countryside. Washing machine. External door giving access to the terrace and garden.

## Living Room/Bedroom

Stepping down from the kitchen. Into a spacious dual aspect room, most recently a living room but previously (alongside adjacent shower room/study) was used as a master bedroom suite. With picture window seat allowing outstanding fell and lake views. An open fire with tiled surround and slate hearth. Glazed patio doors looking out to the garden.

## Shower Room

A large four piece suite comprising of a vanity wash hand basin, WC, bidet and large double shower. Part wall tiled with exposed beam and velux window.

Arch Leading to;

## Study/Dressing Room area

Previously used as a single ground floor bedroom with beautiful views across to Coniston Old Man.



## First Floor

Landing leading to;

## Upstairs living room/Bedroom

A well proportioned room, previously used as a first floor reception room with lovely dual aspect and fantastic panoramic views over Coniston Water towards Coniston Old Man and the surrounding fells and countryside from the window seats. Exposed original beams. Could easily become a bedroom.

## Bedroom Two

Small double room with loft hatch and garden views. Exposed beams with built in wardrobes.

## Bedroom Three

Small double with attractive garden and country views. Exposed beams with built in wardrobes.

## Bathroom

Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and WC. Part wall tiled with heated towel rail. Generous sized airing cupboard.

## Outside

The property is initially approached via a shared private gravelled drive, which leads to a private gated drive. With spacious detached garage and car port with additional parking. A super garden with an array of well established shrubs and bushes. Small lawn area and patio area, all with amazing panoramic fell, country views and lake views.

Please note there is a covenant on the field directly in front preventing the land being developed on.







## Services

Mains water and electric and LPG gas fired central heating. Newly installed (October 2024) compliant sewage treatment plant (shared 50/50 with one adjoining property)

## Tenure

Freehold with vacant possession.

## Council Tax Band

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## Directions

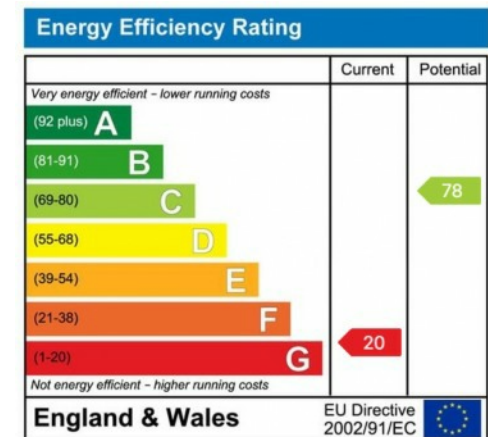
From Coniston, taking the Hawkshead road turning right at the head of the lake, continue up for approximately 1/4 mile (giving an overall distance of 1 1/4 mile from the village). Turn right into the driveway signed How Head House and Brow Edge continue straight ahead passed the barn and veer left around the back the property is beyond the private gates.

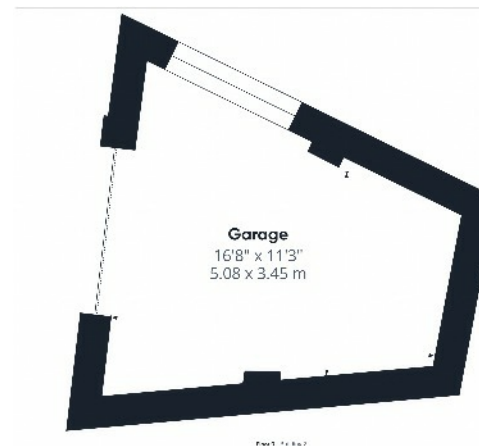
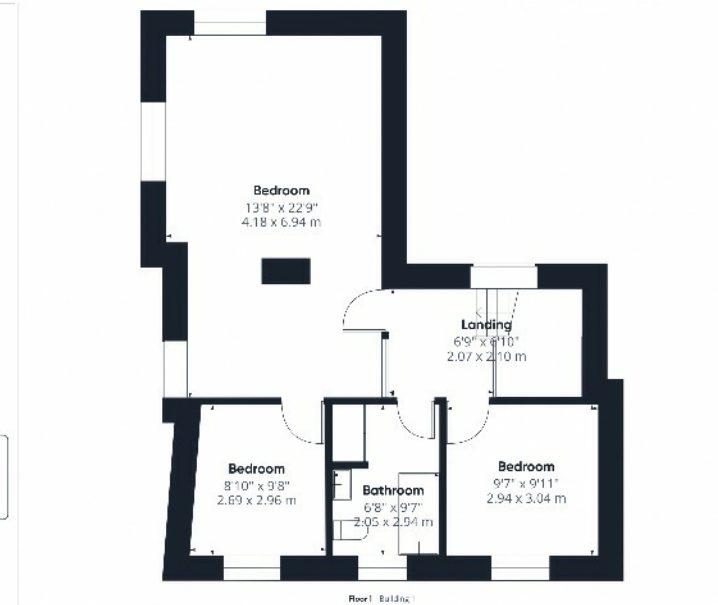
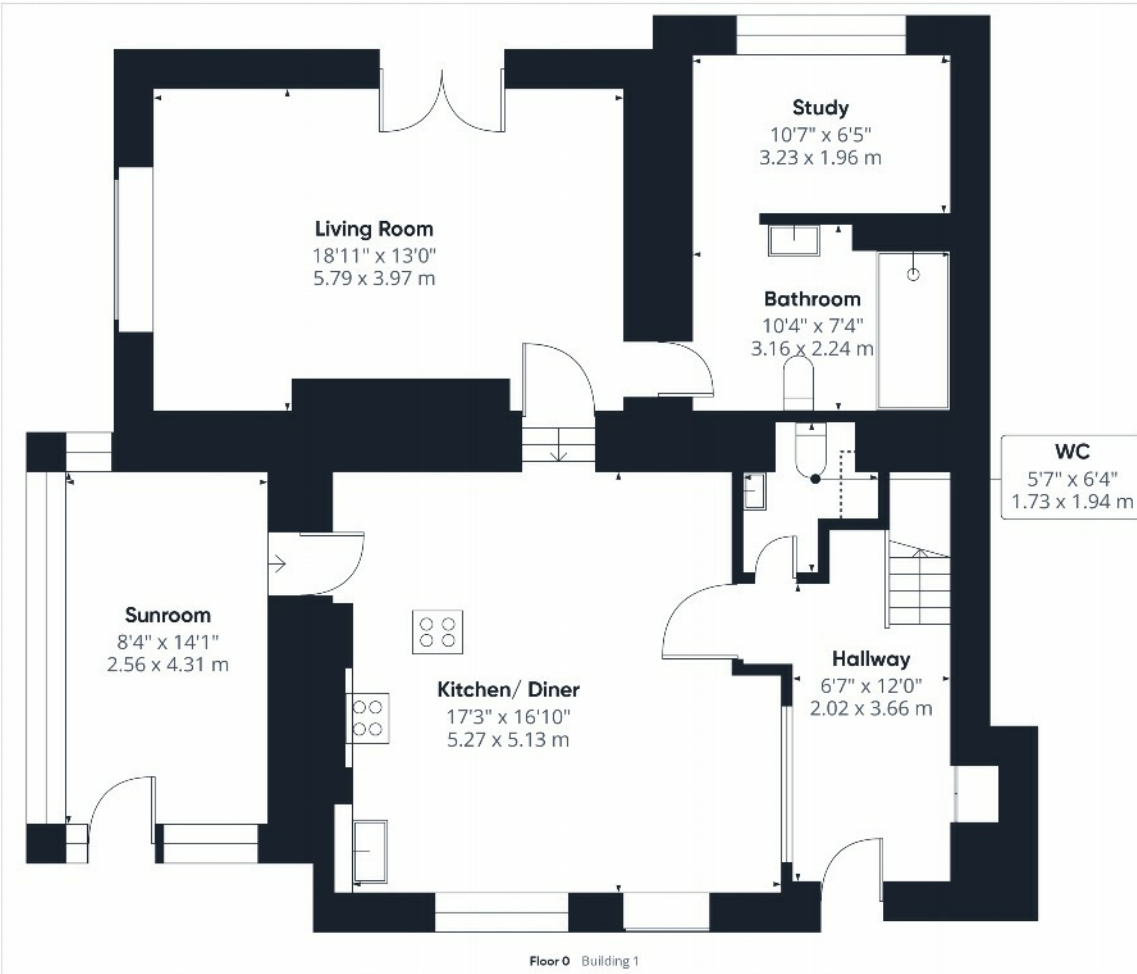
## What3words

Rejoined.sends.scowls

## Internet speeds

Superfast speed of 16 Mbps download and for uploading 1 Mbps as per Ofcom website available.





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

1767 ft<sup>2</sup>  
164.2 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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