



5 Dixon Ground

Coniston, LA21 8HQ

Guide Price £140,000 +

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FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 10TH DECEMBER 2025 AT THE HALSTON HOTEL, CARLISLE

For bidding registration, please visit auctionhousecumbria.co.uk

5 Dixon Ground is a deceptively spacious four bedroom traditional end of terrace Lakeland cottage with flying freehold. The property has a sitting tenant. Please note, this property is sold subject to a lifetime tenancy. It is in need of complete modernisation however would make an ideal weekend retreat, with manageable south facing front garden. In addition, there is an excellent laundry room and coal store.

Conveniently positioned close to the village centre, Coniston is centrally placed within the National Park and makes an excellent base. The village is packed with friendly pubs and lively cafes. There's a good selection of local shops (groceries from the Co-op, Spar, Coniston Dairy and W F Hutchinsons (butchers and general store) as well as a Post Office in the fuel station.

For fans of fresh air and fun, there is incredible walks straight from the house, including the iconic Coniston Old Man which towers above the village and lake (Coniston Water is about five miles long and half a mile wide) where there are many water-based activities to enjoy, the lake is within strolling distance. Cyclists will be delighted by the road routes available and spectacular off-road mountain biking trails.

A short walk from the heart of the village and ideally positioned in an elevated setting.



Accommodation

Living Room

A triple aspect room, with open fireplace with oak mantle and stone surround and slate hearth. Internal hallway with staircase. Under stair cupboard providing ideal storage.

Kitchen

A basic selection of wall and base units, stainless steel sink unit. Electric cooker point. Extractor fan. Garden view.



First Floor

Landing with airing cupboard housing cylinder. Loft hatch. Leading to;

Bedroom One

Spacious double room with south facing view over the garden.

Bedroom Two

Spacious double dual aspect room.

Bedroom Three

Spacious double room.

Bedroom Four

Single Room.



Bathroom

White two-piece suite comprising of panelled bath with shower over and pedestal wash hand basin. Fully floor and wall tiled with heated towel rail. Separate WC.



Outside

The property has the benefit of a small manageable south facing garden to the front. Highly useful laundry room beneath the property along with two coal stores and an additional storage room. Please note there is no parking.

Council Tax

D

What3words

///plotter.sunflower.evolver

Services

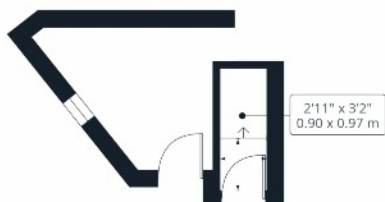
Mains water, electric and drainage.

Tenure

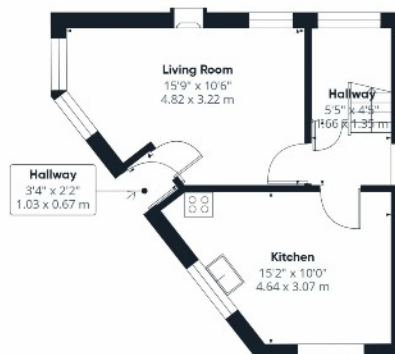
See Legal Pack.

Administration Fee: 1.2% inc VAT of the purchase price, subject to a minimum of £1500 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Floor -1 Building 1



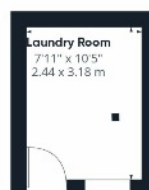
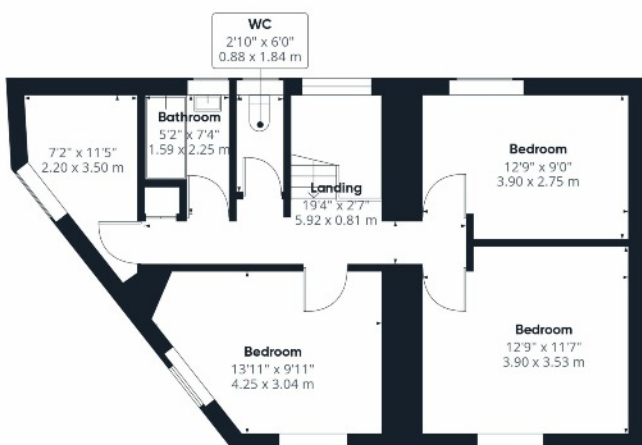
Floor 0 Building 1

Approximate total area¹⁾
 1046 ft²
 97.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F		
(1-20) G	4	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.