



5 Vale View

Coniston, LA21 8EZ

Guide Price £325,000

5 Vale View

Coniston

A traditional two bedroom mid terrace Lakeland cottage, positioned in a gently elevated position, yet close to the village centre. Enjoying magnificent panoramic lake and countryside views. This delightful property has an abundance of original character features including exposed chimney breast and original working inset stove. Complimented by modern appointments including the kitchen, shower room, all double glazing except for the door in the entrance porch and electric heating throughout.

There is a lovely welcoming open plan living/kitchen/diner, while upstairs the property has a spacious front double bedroom and single to the rear. Imagination has been used to create a highly useful attic room with a Paddle staircase. The property has the distinct advantage of private off road parking, with tiered garden below and can enjoy the various terraces.

The property will suit a variety of buyers whether as a main residence, weekend retreat or holiday property. Its anticipated it could generate approximately £00,000 pa.

Situated in an elevated position that truly captures this highly popular Lakeland village, the property enjoys breathtaking open views over Coniston Water and towards the fells beyond. The property is well placed for all village amenities including shops, public houses and a petrol station, as well as being convenient for a wide variety of walks from the doorstep including Walna Scar, Tarn Hows and Coniston Old Man.





Accommodation

Glazed stable front door leading into;

Porch

With a vaulted ceiling and original slate flagged flooring. Internal stable door leading to;

Living/Kitchen/Diner

A delightful and characterful dual aspect room featuring an exposed Lakeland stone wall and original (working) cast iron stove/fireplace.



The kitchen area offers a range of cream wall and base units with sink and mixer tap, four ring electric hob with extractor fan, electric oven and freestanding slimline dishwasher. There is also an understairs cupboard housing the washing machine and fridge. Marble effect granite flooring, recessed shelving, partially panelled walls and a feature window seat enjoying fantastic views towards Grizedale Forest and Coniston Water. Enclosed staircase leading to:



Landing

Front Bedroom One

An attractive 'L' shaped double bedroom with a feature window seat enjoying stunning countryside and lake views.

Rear Bedroom Two

A generous single room.

Shower Room

Fitted with a three piece white suite comprising corner shower cubicle, vanity wash hand basin and WC. Illuminated wall mounted mirror and extractor fan.

Wooden bi-folding doors lead to a staircase, up to:

Attic room

With pine panelled vaulted ceiling with restricted height, exposed wooden floorboards, Velux window and concealed Megaflow cylinder.

Outside

The property has the distinct advantage of private off road parking adjacent to the property and the advantage of a tiered garden with terraces and a summer house.





Services

Main water, electric and drainage. Electric heating.

Tenure

Freehold. Vacant possession upon completion.

Directions

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Council Tax

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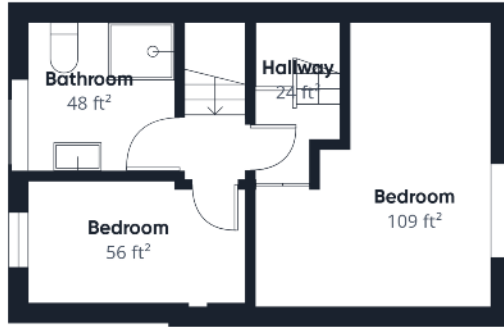
Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk





Floor 0



Floor 1



Floor 2



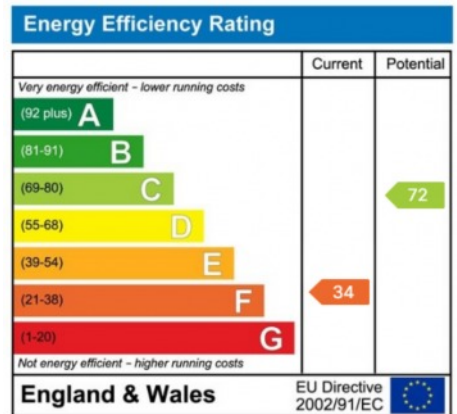
Approximate total area⁽¹⁾
 705 ft²
 Reduced headroom
 109 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft

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

