



# Under Brow

Station Road, Coniston, LA21 8HH

Guide Price £475,000

# Under Brow

## Station Road, Coniston

Under Brow is an attractive semi detached three bedroom, two bathroom traditional Lakeland property which has likely been converted from a Lakeland barn. Offering spacious and well proportioned accommodation spread over three floors. Although the property has been well maintained it may benefit from some modernisation. It has a small south facing terrace, off road parking for two vehicles and an integrated garage. As its nestled in a gently elevated position, the majority of rooms enjoy delightful panoramic fell and lake views, yet is conveniently positioned close to the village centre. A versatile property which will appeal a variety of buyers whether as a main home, second property or a holiday let.

Coniston is centrally placed within the National Park so 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 walking 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 including those at nearby Grizedale Forest. A short walk from the heart of the village and ideally positioned in an elevated setting.



## Entrance

UPVC front door leading into vestibule with exposed beams, ideal cloakroom/boot room with internal glazed door. Split level area with exposed beams.

From the landing, three steps lead to:

## Living Room

A dual aspect room featuring an inset gas fire with a marble surround and hearth. The south facing window brings in additional natural light. This room enjoys lovely fell views towards Coniston Water and features partially exposed traditional Lakeland stone walling.

Hallway leading to;

## Kitchen/Diner

A light and airy dual aspect room with exposed beams. The kitchen is fitted with a comprehensive range of modern wall and base units with complementary worktops. Partially tiled walls surround a stainless steel sink with mixer tap and twin drainer. Integrated appliances include a four-ring gas hob with extractor fan, a double electric Hotpoint oven and a Bosch dishwasher. A breakfast bar welcomes additional seating. The picture window offers stunning 180-degree views towards the Coniston fells, Coniston Water, and across to Grizedale.

## Shower Room

Generously proportioned room which we believe formally was a bedroom, with only a stud wall between the kitchen. Currently has a corner shower cubicle, pedestal wash hand basin and WC.



## First Floor

Leading to:

### Bedroom One

A spacious dual aspect double bedroom with country and lake views. Fitted with a comprehensive range of built-in wardrobes, a dresser and useful eaves storage.

### Separate WC

### Wet Room

Comprising of a corner shower with shower boarding and pedestal wash hand basin.

### Bedroom Three

Spacious single bedroom with exposed beam, recessed shelving and stunning south facing views towards Coniston Water.

### Attic Room

Superb space with vaulted ceiling and exposed beams. Ideal storage facility and gives scope to potentially convert.

### Lower Ground Floor

Part paneled/painted walls.

### Bedroom Two

Generously portioned double dual aspect room, again with lovely country, lake and fell views. Partially wall panelled with recessed shelving and traditional exposed beams.

### Shower Room

Three piece white suite comprising of shower cubicle with electric shower, wash hand basin and WC. Part wall tiled.





Integral access to:

### **Garage**

With bi-folding door and windows. The garage houses the consumer unit, electric meter and a Worcester wall mounted gas central heating boiler. There is an additional useful store to the rear. Water and electricity are connected.

### **Outside**

The property has a small south facing terrace and parking for two vehicles plus the garage.

### **Services**

All mains services. Gas central heating.

### **Tenure**

Freehold, vacant possession on completion.

### **Broadband**

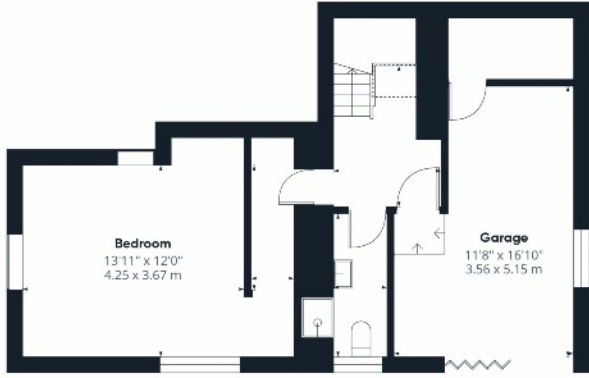
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### **Council Tax Band**

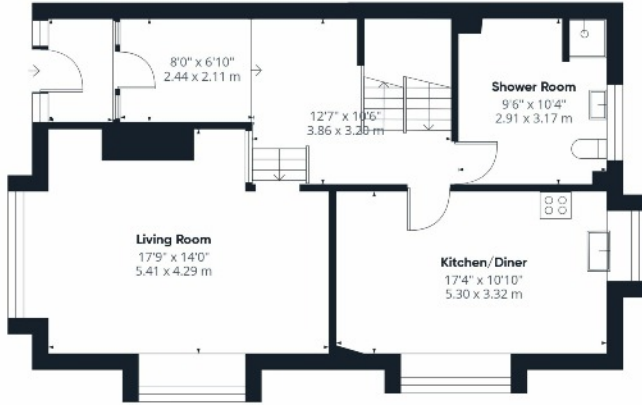
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### **Directions**

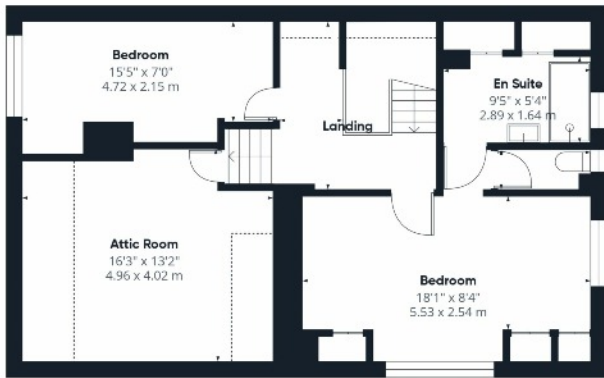
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Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 1928 ft<sup>2</sup>  
 179.1 m<sup>2</sup>

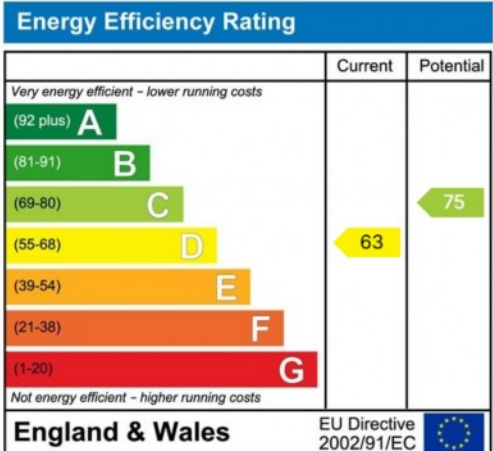
**Reduced headroom**  
 70 ft<sup>2</sup>  
 6.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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 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.

