



Coniston

£625,000

Old Mans Rest, 13 Beck Yeat, Coniston, Cumbria, LA21 8HT

Delightfully placed for ready access to the village centre, lake shore and the surrounding fells, this wonderfully bright, light and thoughtfully extended 4 bedroomed detached home (also with detached home gym) will make the perfect holiday let, weekend retreat or permanent residence.

Having lovely, level gardens to both front and rear, this immaculate south west facing home offers bright, spacious and adaptable accommodation throughout - don't miss out!

Quick Overview

- Superb detached residence
- 4 double bedrooms
- Wonderful views into the heart of the Coniston mountains
- Bright and adaptable south west facing accommodation
- Fabulous open plan living space
- Peaceful location
- Close to Coniston amenities
- Ideal family home or luxury holiday let
- Parking on the private drive for at least two vehicles
- Superfast broadband available



4



1



3



C



Superfast
Broadband
Available



Private Driveway
Parking

Property Reference: AM4145



Sitting Area



Open Plan Living Space



Open Plan Living Space



Informal Dining

Originally built as a three bedroomed detached bungalow and then extended in more recent years to add a wonderful bright conservatory style lounge at the rear and two further double bedrooms with a WC on the first floor. To the front is the entrance sun porch, glazed on three sides and having ample room for dealing with damp coats, muddy boots and soggy dogs - a welcoming entrance to this rather special home.

The L shaped hallway includes a useful storage cupboard, whilst stairs lead to the first floor. The highlight of this home is surely the fabulous bright open plan living space which includes a dual aspect sitting room, sleek modern kitchen and conservatory style dining area which leads seamlessly to the well maintained level garden. Providing extra relaxation and dining space, this lovely light and airy room (with natural light flooding in from the large sky lights) is a welcome addition. Patio doors lead to the well maintained garden bringing the outside in, and extending the already generous living space - ideal for entertaining and gathering with friends and family.

The kitchen area has contemporary wall and base units with soft close doors and drawers, and complementary silestone work surfaces incorporating a breakfast bar area for informal dining, and a stainless-steel sink with mixer tap. Integrated Neff appliances include a four ring ceramic hob with extractor over, separate grill, and oven. Additionally there is a Bosch dishwasher, a fridge freezer, wine fridge and plumbing provision for an automatic washing machine. The utility area has an external door, which also leads to the rear patio area.

Additionally on the ground floor are two spacious double bedrooms (one with integrated wardrobes), supplemented with a bathroom which has has tiled walls and a three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin and a WC.

Heading upstairs, the landing here has a Velux which lets natural light stream in. Both first floor bedrooms have sloping ceilings, with limited head height in places, but benefit from excellent under eaves storage. Clever use of the space here has resulted in a WC cloakroom tucked between the two bedrooms on this floor.

Outside, located in the former detached garage, is a home gym, with some workshop/ storage space found in the remaining original part of the garage. With two up and over doors, this practical space has both power and light.

With so much beauty all around, it is easy to imagine this spacious property as a highly popular holiday let, but for those seeking a little segregation between their home and work space, one of the four double bedrooms might also be considered an ideal candidate for employment as an office, although converting the home gym/garage would allow for an even better degree of separation whilst offering one of the shortest of commutes with some of the most dramatic views! With plenty of options for those lucky enough to be able to work from home in such a delightful setting, this immaculately



Modern Kitchen



Conservatory Style Dining Area



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

presented, bright home might fit the bill perfectly for anyone considering re-locating to this wonderful part of the world or with half an eye on retirement, or semi-retirement in the coming years.

This well balanced, sunny, south west facing property is perfect - whether you are seeking a welcoming family home, a splendid holiday let or a peaceful weekend retreat in truly delightful surroundings.

Location A short walk from the front door can take you to the heart of the village where a mix of local independent and nationally recognised shops await, alongside an excellent selection of traditional local inns and cafes. The more energetic might fancy hiking any of the dramatic peaks on view, an impressive list which includes Conistown Old Man, Brim Fell, Swirl How and Yew Pike amongst others, whilst a more low level stroll can take you down to the lake shore where a variety of water sports options await.

Accommodation (with approximate dimensions)

Entrance Sun Porch 7'8" x 6'2" (2.35m x 1.88m)

Hallway

Open Plan Living Space 34' 11" x 20' 7" (10.63m max x 6.28m max)

Sitting Room

Conservatory Style Lounge/Dining Area

Kitchen

Bedroom 1 16' 9" x 10' 6" (5.11m max x 3.2m max)

Bedroom 2 11' 10" x 8' 9" (3.61m x 2.67m)

Bathroom

First Floor

Landing

Bedroom 3 13' 11" x 12' 7" (4.24m x 3.84m)

Bedroom 4 13' 11" x 12' 6" (4.24m x 3.81m)

WC

Outside

Home Gym 15' 11" x 10' 8" (4.85m x 3.25m)

Former Garage/Workshop 15' 11" x 5' 1" (4.85m x 1.55m)

Property Information

Tenure Freehold.

Council Tax Band Westmorland and Furness District Council - Band D

Request a Viewing Online or Call 015394 32800



Views



Garden and Fell Views from Property



Garden and Patio Seating Area



Home Gym in Former Double Garage



Front Garden and Views

Broadband Superfast Broadband available through Openreach network.

Mobile Services O2 Likely service, limited from EE, Three, and Vodafone.

Directions From Ambleside, Coniston can be reached on the A593 heading south-west.

Upon entering Coniston, pass through the village, bearing right to go over the Church Bridge. Pass the petrol station and then turn left onto Lake Road. The first turning on your left is Beck Yeat. Number 13 can be found on the left hand side of the road in between the two turnings into this peaceful cul de sac.

Anti Money Laundering (AML) Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

NOTES

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Old Man's Rest, 13 Beck Yeat, Coniston, LA21

Approximate Area = 1564 sq ft / 145.3 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

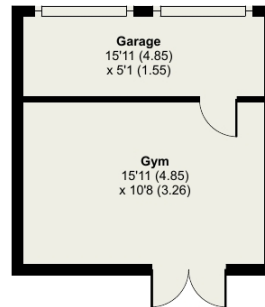
Garage = 260 sq ft / 24.1 sq m

Total = 1888 sq ft / 175.4 sq m

For identification only - Not to scale



FIRST FLOOR



Denotes restricted head height



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1304291

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewing Arrangements Strictly by appointment with Hackney & Leigh. **What3Words** ///stripped.indulgent.because

Services The property is connected to mains electricity, gas, water and drainage. Gas central heating to radiators.

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