



# 1 Park Gate Cottages

Park Gate, Coniston, LA21 8AT

Guide Price £375,000

# 1 Park Gate Cottage

## Coniston

A superbly well presented and well proportioned two bedroom traditional Lakeland cottage. Built around 1850 as the gatekeeper's cottage for the old copper mine rail line, Number 1 was originally the end property of three and is now a semi detached property. Currently a well established and highly popular commercial holiday letting property. The accommodation comprises a beautiful open plan kitchen and lounge which is full of original character pieces, including exposed beams. To the first floor there is the main bedroom and house bathroom, and to the second floor there is a spacious twin room with a vaulted ceiling.

The property is currently a successful 4 star holiday letting property which is let with Travel Chapter and generates an annual income of approximately £28,000. The property is being sold with all forward bookings and the majority of contents, with the exception of a few personal items.

Positioned on the edge of the famous Lakeland village of Coniston, close to the old train tracks which are still present and are used as a footpath to the village, which is approximately a 10 to 15 minute level walk away. Providing easy access to all the village amenities, with fell and lake walks from the doorstep. Vibrant Coniston has a good range of shops, services, and both primary and secondary schooling, and has been a previous winner of Village of the Year.





### Accommodation

Front door leading into;

### Open Plan Living/Kitchen/Diner

Superb dual aspect characterful room with a window seat and rear stable door. Open fire with stone surround and slate hearth. Two alcove cupboards, housing the gas meter. The kitchen area is beautifully presented with oak style units and worktop, and a double stainless steel sink unit with mixer tap. Appliances include a four ring gas hob, electric Bosch oven, and wall mounted Worcester boiler. Integrated appliances include a fridge, dishwasher, and washing machine. Part tiled walls and slate tiled floor. TV point and under stair storage cupboard. Enclosed staircase with telephone point at the bottom of the stairs.

### First Floor

Landing with oak beam leading to;

### Bedroom One

A lovely light, airy and spacious dual aspect double room with exposed beams and views over the garden towards Grizedale and the surrounding countryside.



## Bathroom

Well presented four piece white suite comprising a corner bath, separate corner shower cubicle, pedestal wash hand basin, and WC. Fully wall and floor tiled. Extractor, heated towel rail, and electric light and shaver point.

## Second Floor

### Bedroom Two

Spacious dual aspect twin room with a vaulted ceiling and exposed beams. Two Velux windows and garden views.

### Outside

The property benefits from parking to the rear for one or two vehicles. To the front of the property there is a small patio area over which the neighbouring property has a pedestrian right of way. There is also a small elevated lawned area which has attractive country views.

### Services

All Mains services. Gas central heating.

### Tenure

Freehold.

### Rateable Value

£2,800 actual amount payable £1,212.40.





### Situation

1 Park Gate Cottage is set in a convenient location approximately half a mile south of Coniston village on the west side of Coniston Water. Only a short walk to all village amenities, including a wide variety of cafes, public houses, and shops. Coniston is famous for its connection to Arthur Ransome's Swallows and Amazons and Donald Campbell's world speed record attempts. Benefiting from endless fell and country walks and within close proximity to the lake.


### Directions

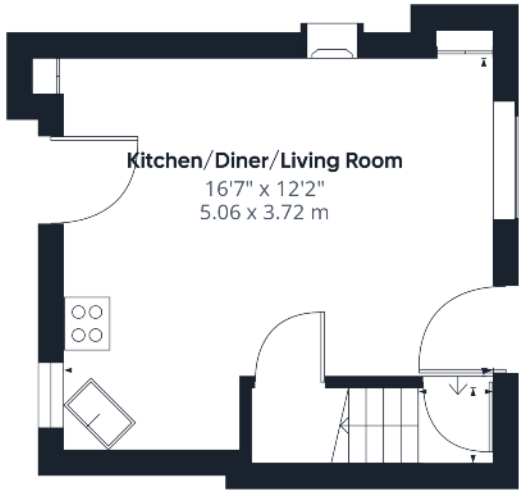
Proceed south of Coniston passing The Ship public house, continue along the straight and take the first right up a single track lane for approximately 100 yards and the property is the first on the left with parking to the rear and small elevated patio to the front.

### Broadband

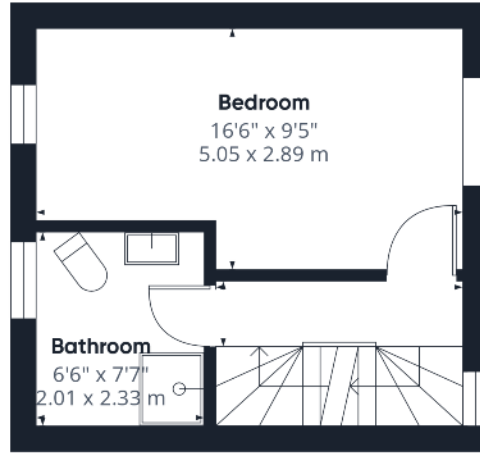
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



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



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
718 ft<sup>2</sup>  
66.7 m<sup>2</sup>

**Reduced headroom**  
75 ft<sup>2</sup>  
7 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.

