



4 Dixon Ground

Coniston, LA21 8HQ

Guide Price £195,000 +

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FOR SALE BY PUBLIC AUCTION (DATE TO BE CONFIRMED) AT THE HALSTON HOTEL, CARLISLE

For bidding registration, please visit auctionhousecumbria.co.uk

A delightful two bedroom traditional mid terrace Lakeland cottage. The property has an abundance of character with original exposed beams, open fire place and attractive open plan living/kitchen. Although the property is in need of some modernising it would make an ideal weekend retreat/holiday letting property, with manageable south facing front garden. In addition there is an excellent adjoining 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 including those at nearby Grizedale Forest.

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



Accommodation

Front glazed stable door leading into;

Living Room

A characterful room with substantial feature open fire place with exposed Lakeland stone wall and lintel. Original exposed beams, oak flooring and open staircase. Window seat enjoying garden views. Under stair cupboard housing cylinder and pressurised system. Semi open plan leading to;

Kitchen

A basic selection of wall and base units with stainless steel sink unit. Extractor fan, concealed gas boiler and consumer unit. Rear glazed stable door. Tiled floor.

Bedroom One



Spacious double room with south facing view over the garden.



Bedroom Two

Spacious single room, possible small twin room.

Bathroom

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



Outside

The property has the benefit of a small manageable south facing garden to the front. Please note there is no parking.

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.

Services

All Mains services. Gas central heating.

Rateable Value

£2,400. Actual amount payable £1,176. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmoreland & Furness District Council 01539 733333

Broadband

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

What3words

///sparrows.vegans.softest



Floor 0



Floor 1

Approximate total area⁽¹⁾
 535 ft²
 49.7 m²

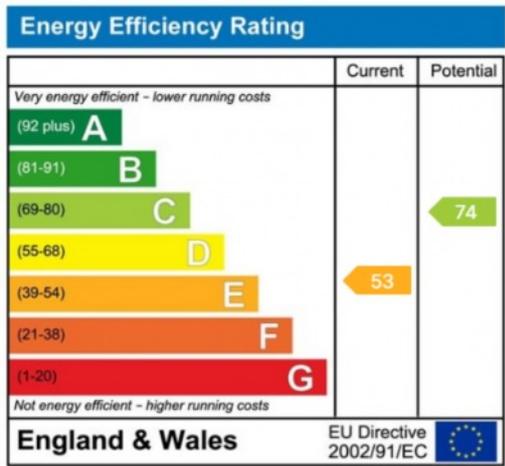
Reduced headroom
 2 ft²
 0.2 m²

(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.

GIRAFFE360



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.

