MATTHEWS BENJAMIN



The Old Forge

Hodge Close, Coniston, LA21 8DJ

Guide Price £600,000

The Old Forge

Hodge Close, Coniston

A deceptively spacious, two bedroom detached cottage style bungalow constructed using traditional Lakeland stone. Generously proportioned accommodation with two large reception rooms including the principle sitting room with feature vaulted ceiling with exposed beams.

Originally built as a quarry building and subsequently converted, apparently as a result of intervention by Beatrix Potter. Extended over the years creating a lovely cottage in an idyllic position with an abundance of wildlife and with virtually no light pollution allowing amazing skies.

The property is a well established holiday letting property generating circa £19,000 pa and is being sold with all forward bookings and the majority of contents.

Nestled in a rural position offering peace and tranquillity with superb country views. Ideal for those wanting to get away from the hustle and bustle of every day life. Endless fell and country walks and bike rides from the doorstep to enjoy. Close to Tilberthwaite, The Langdale Valley and Coniston Old Man all that are easily accessible. Amenities are close with numerous shops, cafes, public house all available at near by Coniston, Ambleside and Chapel Stile. Chester's café is also walkable.



Accommodation

Oak glazed front door leading into;

Vestibule

Wall mounted Worcester bulk LPG central heating boiler.
Leading to;



Kitchen Diner

Attractive light and airy dual aspect room with high vaulted ceiling and exposed beams. Contemporary selection of wall and base units with 1.5 stainless steel sink unit with mixer tap. Four ring electric hob and electric oven with extractor fan and light. Integrated dishwasher and washing machine. Slate tiled floor, concealed consumer unit and electric meters. Terrific west facing views towards Langdale Pikes. Glazed door leading into:





Hallway



Living Room

Delightful light and airy dual aspect room with feature high vaulted ceiling with exposed beams. A cosy multi fuel stove sat on a slate hearth and oak mantle. Super views across the adjacent country side.





Garden Room

Generous dual aspect room with glazed patio doors and exposed pine floorboards. Useful storage cupboard. Views over the garden.



Bedroom One

Spacious double room with garden views and vaulted ceiling with Velux window. Enjoying garden views.



Bedroom Two

Generous twin room with garden views and a Velux window.



House Bathroom

Four piece white suite comprising of corner shower cubicle with electric Mira shower, panelled bath, pedestal wash hand basin and WC. Fully wall and floor tiled. Heated towel rail, electric shaver point and extractor fan. Loft hatch.



Outside

Approached by a private paved footpath, with elevated patio area giving delightful west facing views with access around the lawn leading round to a sizeable side lawn. In addition there is a raised terrace with summer house and rear patio with delightful views. Designated parking for two vehicles.





Tenure

Freehold.

EPC

F

Services

Main water, private drainage, LPG gas and mains electric.

Directions

What3words///expensive.framework.broth

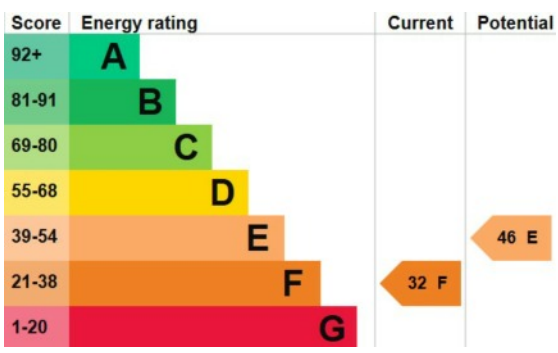
Business rates

£2,400. 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 Westmorland and Furness District Council 01539 733333.

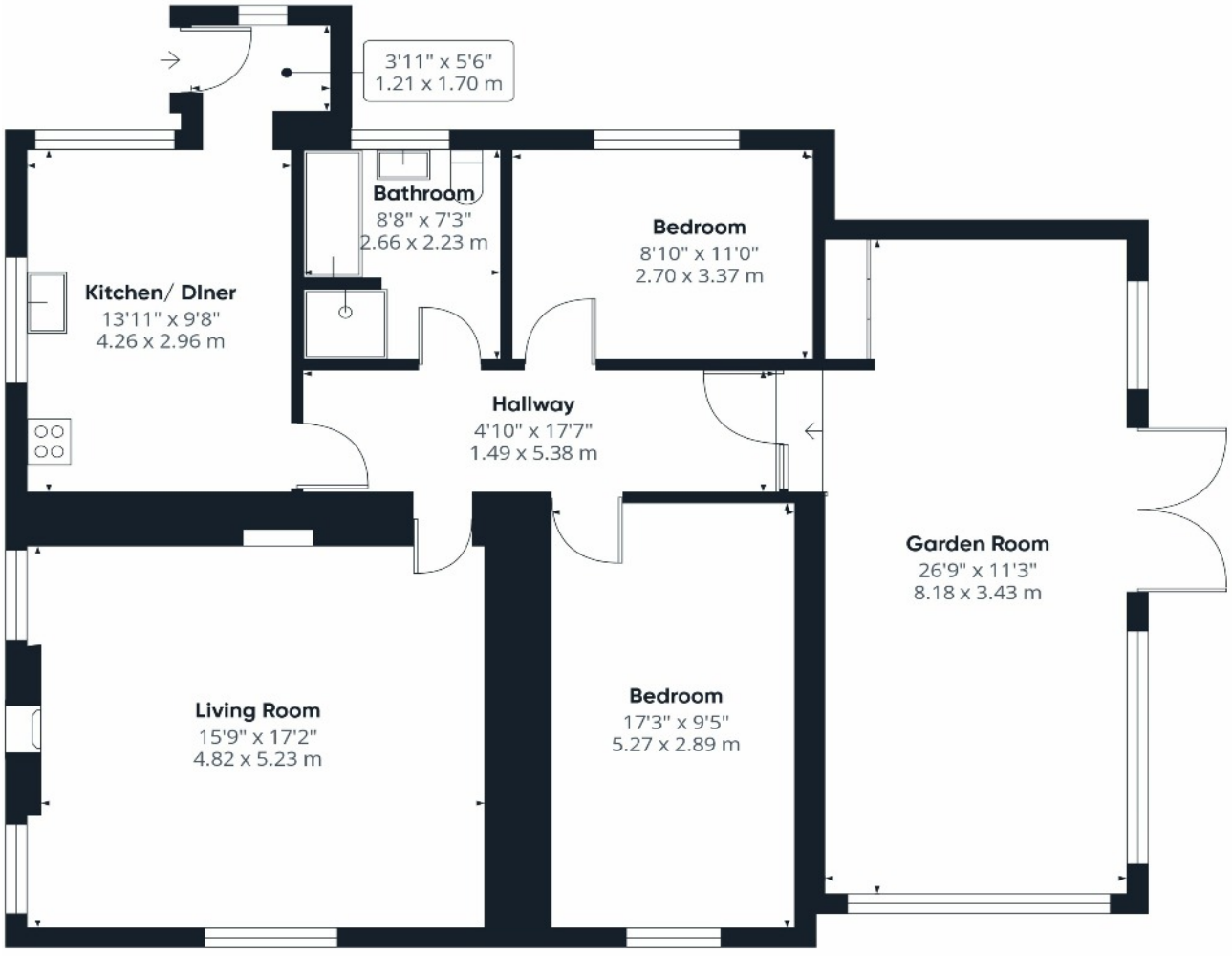
Broadband

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





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Approximate total area(1)
1174 ft²
108.8 m²

(1) Excluding balconies and terrace

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

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