



12 Beck Yeat

Coniston, LA21 8HT

Guide Price £495,000

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Coniston

Sale of a superb three-bedroom detached bungalow. A highly desirable, well-presented and well-proportioned property which has been modernised in recent years. With open-plan lounge, dining area and kitchen, one en suite, one en suite WC and a house bathroom. Set in a most popular, private and tranquil cul-de-sac, which is extremely sought after whether as a permanent residence or alternatively for holiday retreats. Offering generously proportioned and beautifully presented accommodation. The current vendors have refurbished, modernised and extended the property to an excellent 4* standard. Double glazing, oak doors and a recently installed four piece en suite.

A light and airy property with an attractive sunny aspect, manageable front lawned and rear gardens, and a rear patio area in a private position with views towards Coniston Old Man and the surrounding fells. Garage for storage, recently adapted in part to create a new en suite bathroom and utility room. There is ample parking with scope to increase if desired.

Presently a highly successful and well established 4* holiday letting property, let via Coppermines of Coniston. Being sold with all forward bookings and the vast majority of contents. Equally suitable as a main residence or second home.

Positioned in an ideal central location, occupying a convenient level position, ideal for all village amenities including a variety of cafés, shops and public houses in the popular village of Coniston, along with primary and secondary schools and a church. With endless fell and country walks from the doorstep.



Accommodation

UPVC semi glazed front door leading into:



Porch

A highly useful room for storage with a glazed roof, tiled floor and views over the front garden. Internal wooden glazed door leading into:



Hallway

With a useful cloak cupboard housing the pressurised water system. Wood effect flooring and loft hatch. Hive control.



Open-plan Kitchen/Diner

A contemporary range of sage green wall and base units incorporating wide drawers, glazed display units, slim pull-out spice units and integrated wine racks with complementary worktops. White ceramic 1.5 sink unit with mixer tap. Integrated appliances include an electric hob and stainless steel extractor hood, double electric oven and grill, dishwasher and 70/30 fridge freezer. Concealed Worcester boiler. Breakfast bar dividing the dining area, which enjoys views towards Coniston Old Man and the Coniston Fells. Part brick wall tiling and semi-glazed UPVC door leading to the rear garden and patio area. Wood-effect flooring.



Living Room

A lovely dual aspect room with an open fire and grate set on a slate hearth with a slate mantelpiece. Views over the front garden. TV point. Wood-effect flooring.

Hallway leads to:



Front Bedroom One

Well proportioned twin room with views over the front garden through the porch. Sliding door into:

En Suite

WC and pedestal wash hand basin with extractor, shaving point and light. Linoleum flooring.



Laundry Room

Two tall units and base units providing storage for linen, etc. Free standing washing machine and tumble dryer. Tiled floor and obscured window.



Rear Master Bedroom Two

Light and airy double room with views over the garden and access via patio doors. Built-in wardrobe with hanging and shelving space. Wood-effect flooring.



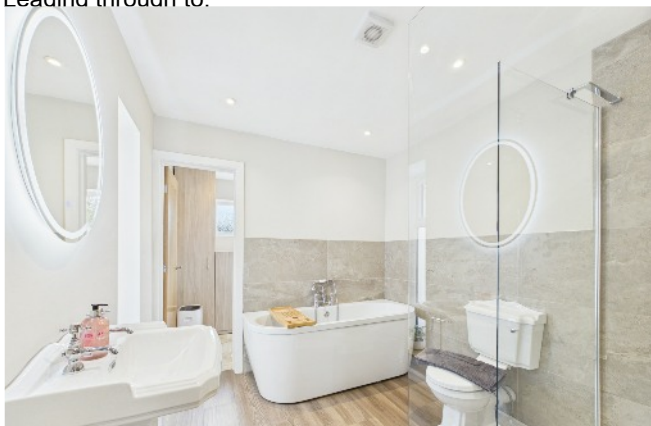
Rear Bedroom Three

Double room with an outlook over the rear garden.



En Suite

Luxury four piece white suite with a generous shower enclosure with glazed screens, rain head and separate handheld attachment, double ended bath with mixer tap and shower attachment, WC and pedestal wash hand basin. Partially tiled walls and grey wood effect flooring. Obscured tall window allowing light, with illuminated mirror and fan. Heated thermostatic ladder radiator and inset lighting. Leading through to:



House Bathroom

Three-piece suite comprising a panelled P-shaped bath with Mira shower, wall hung wash hand basin and WC. Partly tiled walls with linoleum flooring.

Outside

Front lawn with paved pathway and a section of shrubs and bushes, whilst the rear facing garden has a terraced patio and lawn, accessed by a side gate.

Private drive with parking for three vehicles. Part original garage now used for storage, with up-and-over door, meters and consumer units.

Tenure

Freehold.

Services

All mains services. Gas central heating.



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Directions

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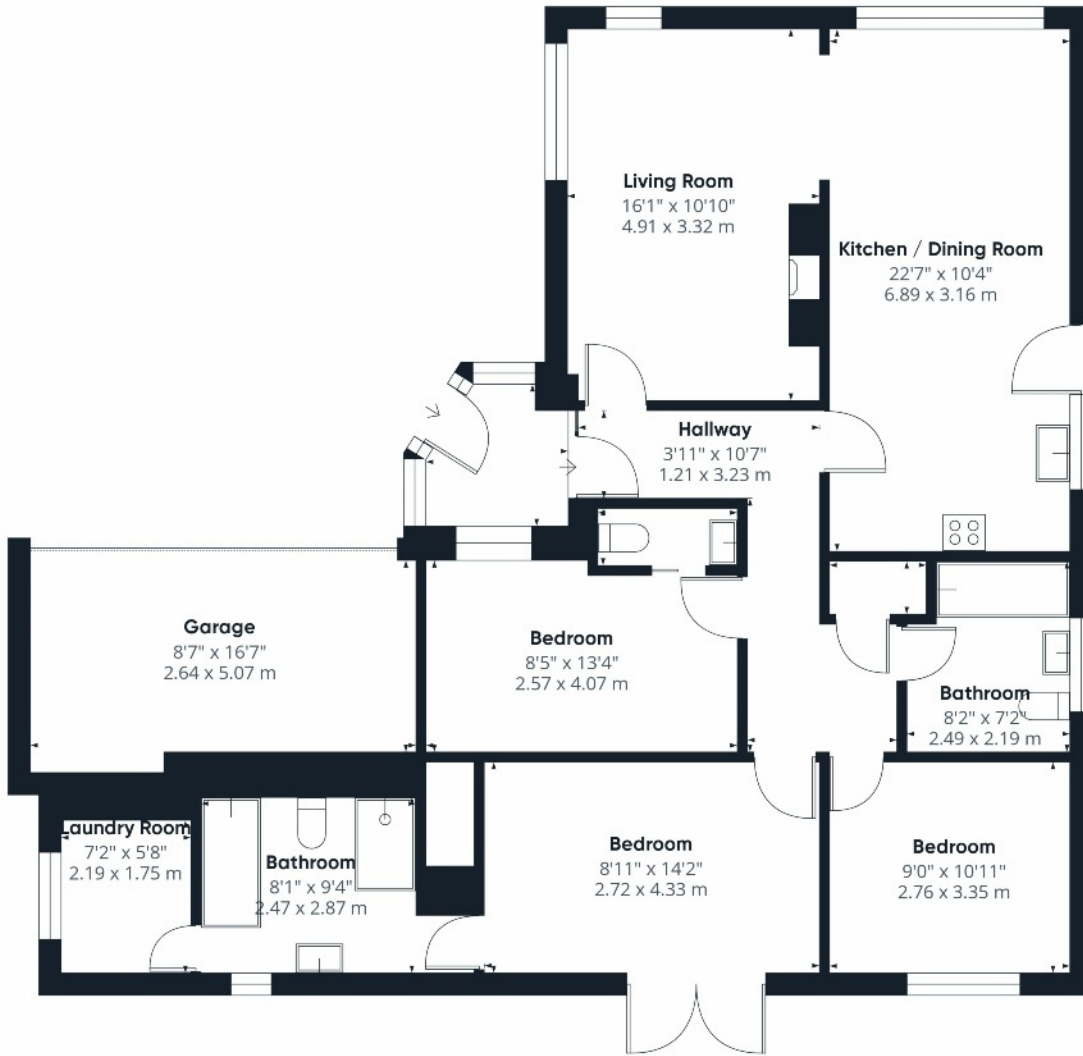
Rateable Value

£3,700. Actual amount payable £1,724.20. 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





Approximate total area⁽¹⁾
1253 ft²
116.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 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.