



Under Brow Station Road, Coniston
£450,000



Under Brow Station Road

Coniston

Occupying an elevated position within the popular village of Coniston, this characterful property enjoys attractive views towards the village and surrounding Lakeland countryside. Set within the heart of the Lake District National Park, the property is ideally placed for enjoying the village amenities, nearby Coniston Water and the wealth of walking and outdoor pursuits that the area is renowned for.

The accommodation offers a flexible layout arranged over multiple levels. The entrance floor includes a bright and spacious sitting room where large windows maximise the natural light and outlook, together with a modern kitchen diner providing ample space for everyday living and entertaining. A shower room completes this level.

To the upper floor are two good sized bedrooms, including a principal bedroom benefitting from an en suite wet room and WC. A useful attic room provides further flexibility and storage.

The lower ground floor includes a double bedroom and separate shower room together with access to the integral garage. This arrangement offers flexibility for guests, older children or those seeking a degree of separation from the main living accommodation.

Externally, the property benefits from off road parking for two vehicles together with the garage, providing valuable parking and storage. Whilst some updating may be desired, the property offers an exciting opportunity for a purchaser to personalise and enhance a spacious home in one of the Lake District's most desirable villages.

Combining flexible accommodation, attractive views and a superb village setting, this property presents an excellent opportunity to acquire a characterful home within easy reach of Coniston Water, local amenities and the surrounding fells.

GROUND FLOOR

BEDROOM

13' 9" x 11' 11" (4.20m x 3.63m)

SHOWER ROOM

9' 1" x 3' 8" (2.78m x 1.11m)

GARAGE

18' 7" x 11' 6" (5.67m x 3.51m)

FIRST FLOOR

ENTRY

KITCHEN DINER

17' 5" x 10' 10" (5.30m x 3.29m)

LIVING ROOM

17' 7" x 14' 0" (5.36m x 4.26m)

SHOWER ROOM

10' 5" x 9' 6" (3.17m x 2.89m)

SECOND FLOOR

BEDROOM

18' 2" x 8' 2" (5.53m x 2.49m)

BEDROOM

15' 3" x 6' 11" (4.64m x 2.10m)

WET ROOM

9' 5" x 5' 3" (2.88m x 1.61m)

ATTIC ROOM

16' 4" x 12' 10" (4.99m x 3.92m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

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