

Oxen Fell

£450,000

Mole End, Oxen Fell, Coniston, LA21 8DN

A tranquil retreat best describes Mole End, this delightful two bedroom detached bungalow full of character with private parking a woodland garden and views over the valley to Holme Fell Oxen Fell this property must be viewed to be fully appreciated.

Quick Overview

Views to Oxen Fell and Holme Fell
Detached bungalow
Two double bedrooms
Patio seating area and lawn
Close to Ambleside and Coniston villages
Woodland garden
Character property
Private parking for several cars
Superb home or holiday let
Superfast Broadband available



2



2



1



F



Superfast
Broadband



Private Driveway
Parking

Property Reference: AM4133



Breakfast Kitchen



Breakfast Kitchen



Living Room



Garden

When you arrive at Mole End one of the first things that you will notice is the wonderful sound of the birds singing. Park up next to one of the three log stores and make your way to the gate which will lead you to the glazed porch and front door of Mole End.

Entering the bungalow in to the welcoming hall way with traditional wood panelling and a useful storage cupboard, a good space for coats and boots to be hung after a brisk fell walk.

A pretty glazed door leads you in to the dual aspect breakfast kitchen, with traditional wall and base units, sink and drainer with mixer tap and complimentary work surfaces with space for an electric cooker and fridge freezer.

This lovely space is ideal for preparing or enjoying a hearty meal whilst admiring the colours of the picturesque garden. There is space for a breakfast table and the patio doors lead you out on to a sun terrace with wonderful fell views allowing for al fresco dining!

The rear hall takes you to the utility area, with more useful storage and space for a washing machine. There is access to the back garden from here too.

You will find a spacious and practical wet room with wash hand basin, wc and Mira electric shower.

The hall leads you to the cosy, dual aspect living room which is full of character with wood panelled ceiling, space to dine and exposed slate wall with a stylish wood burner sitting on a Lakeland slate hearth, perfect for relaxing after a long day strolling in the fells.

The bungalow has two spacious double bedrooms, bedroom one, a real delight being dual aspect boasting incredible views to Oxen Fell and Holme Fell, having fabulous built in furniture of wardrobe and dressing table plus it has an attractive exposed stone chimney fireplace and ensuite WC.

Bedroom two also has an exposed stone chimney breast with fire place, this room also benefits from fitted wardrobes, cupboards and bedside tables plus those all important fells view.

Mole End is nestled on a generous plot, with mature gardens, in full bloom with bursts of colour, there are several seating areas from which to relax and soak in the view, there is a peaceful lawned area and several log stores. A path will lead you from the back door around past the coal bunker to a side gate which takes you to the parking area, further log store and timber shed. Now, you may think that is it, but no..if you follow the stepping stones up in to the fell you will discover a magical well maintained woodland garden, which leads to "Toad Hall", a small timber summer house from which you could take a moment and listen to the birds singing in the many mature trees.

Location Oxen Fell is a peaceful yet stunning location nestled between Ambleside and Coniston, with these two popular villages only a short drive away from the many shops, cafes, restaurants and attractions.

Accommodation (with Approximate dimensions)

Entrance Hall

Breakfast Kitchen 15' 5" x 8' 1" (4.7m x 2.46m)

Living Room 15' 5" x 14' 2" (4.7m x 4.32m)

Bedroom One 14' 1" x 13' 3" (4.29m x 4.04m)

Bedroom Two 11' 5" x 10' 5" (3.48m x 3.18m)

Wet Room

Utility/Rear Hall 8' 4" x 8' 2" (2.54m x 2.49m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Westmorland and Furness District Council - Band D

Services Mains electricity, private water shared with the neighbouring property Larch Grove and private drainage to a private septic tank. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist. LPG central heating with tank in the garden.

Broadband Standard Broadband Available.

Mobile Services EE, Three, Vodafone and O2 likely service.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Material Information

We understand that there is a potential dispute with a neighbouring property which is currently in the process of being investigated

What3words ///mass.objecting.edicts

Directions Heading out of Ambleside follow the A593 towards Coniston via Clappersgate and Skelwith Bridge, continue to follow the A593 past the turning to Little Langdale and Wrynose pass and follow the A593 for approximately one mile, take the first left signed High Arnside, Mole End is at the junction on the left.

Anti-Money Laundering Regulations (AML). Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



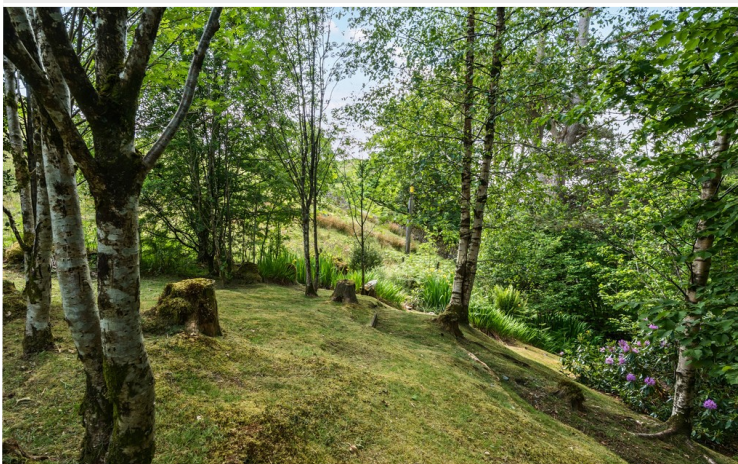
Bedroom 1



Bedroom 2



Woodland Garden

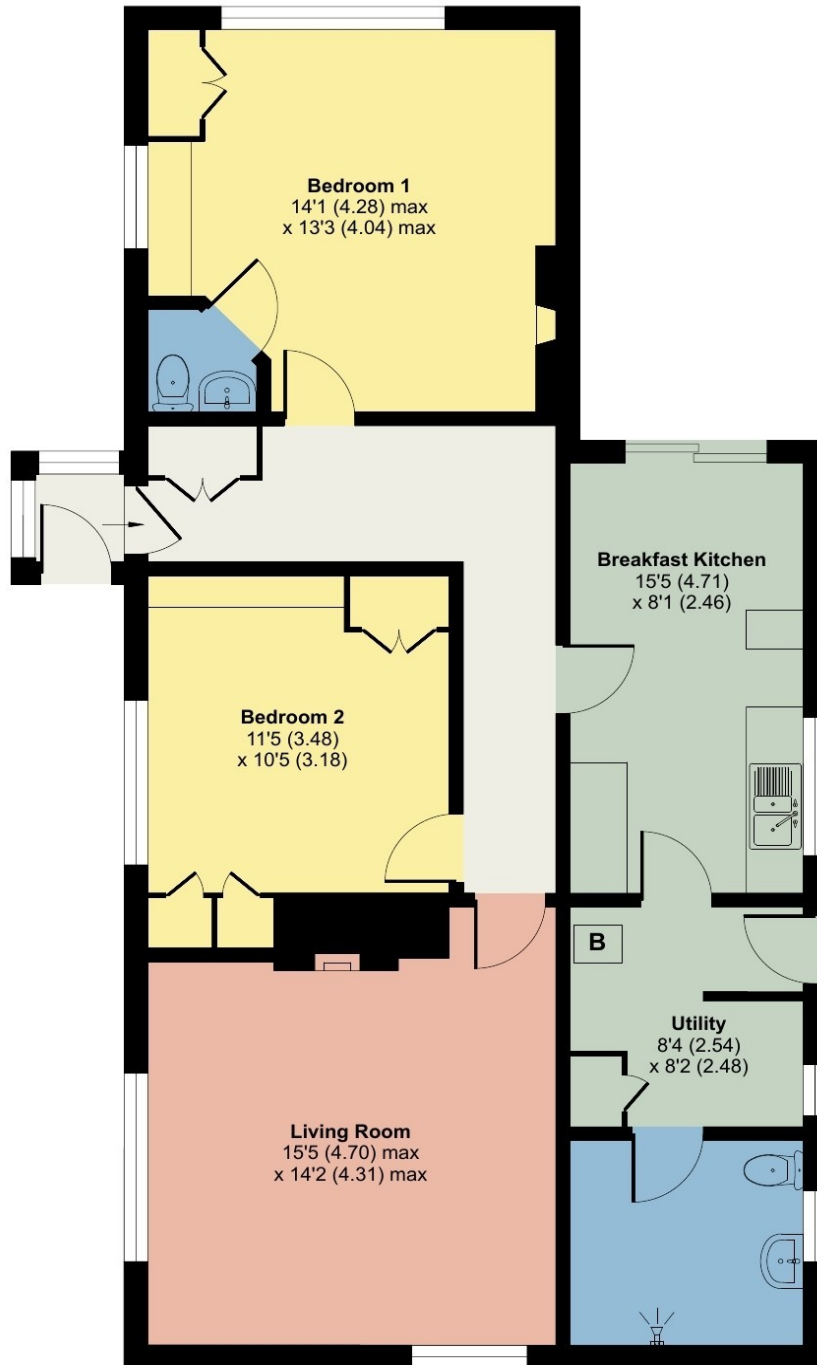


Woodland Garden

Mole End, Oxen Fell, Coniston, LA21

Approximate Area = 952 sq ft / 88.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1288986

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Bedroom 1



Bedroom 2



Woodland Garden

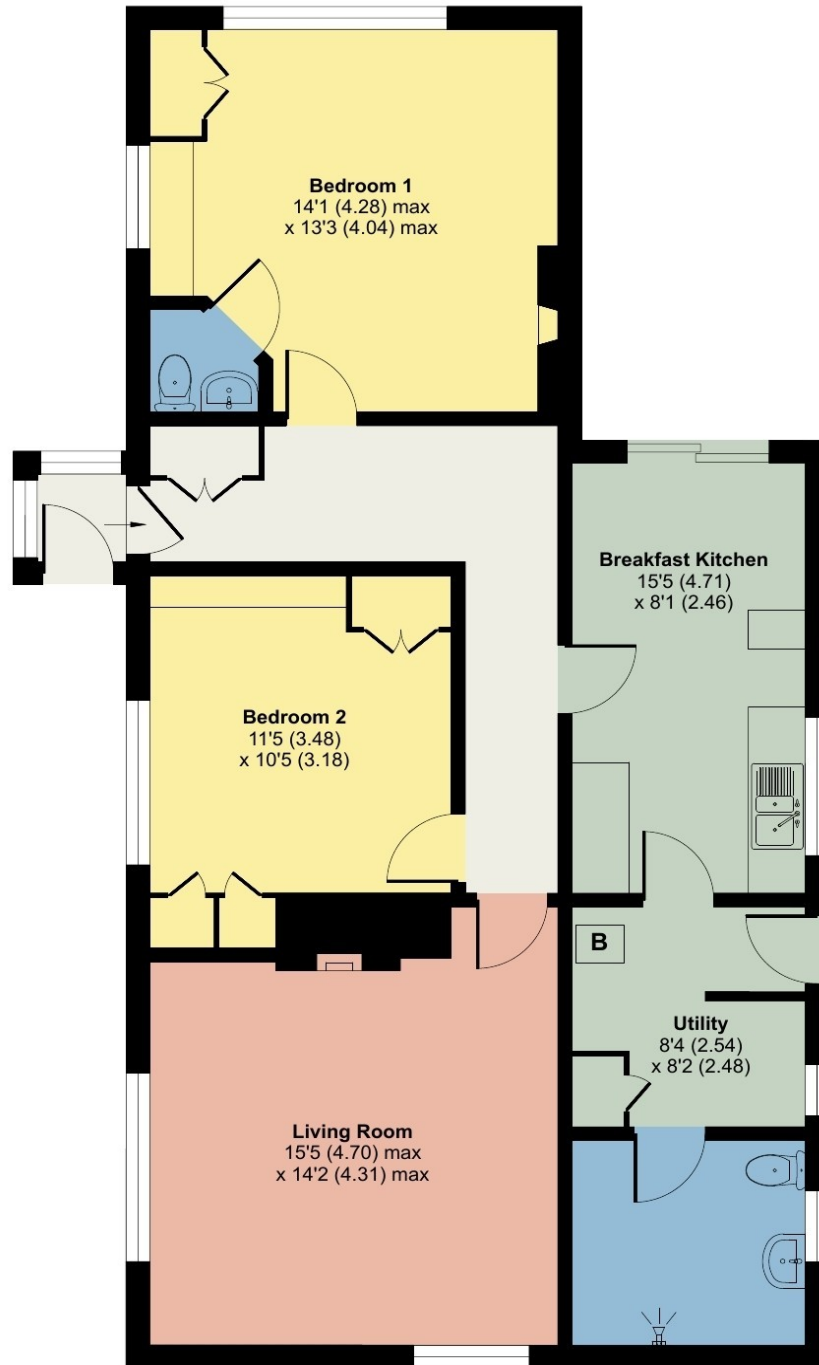


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Bedroom 1



Bedroom 2



Woodland Garden

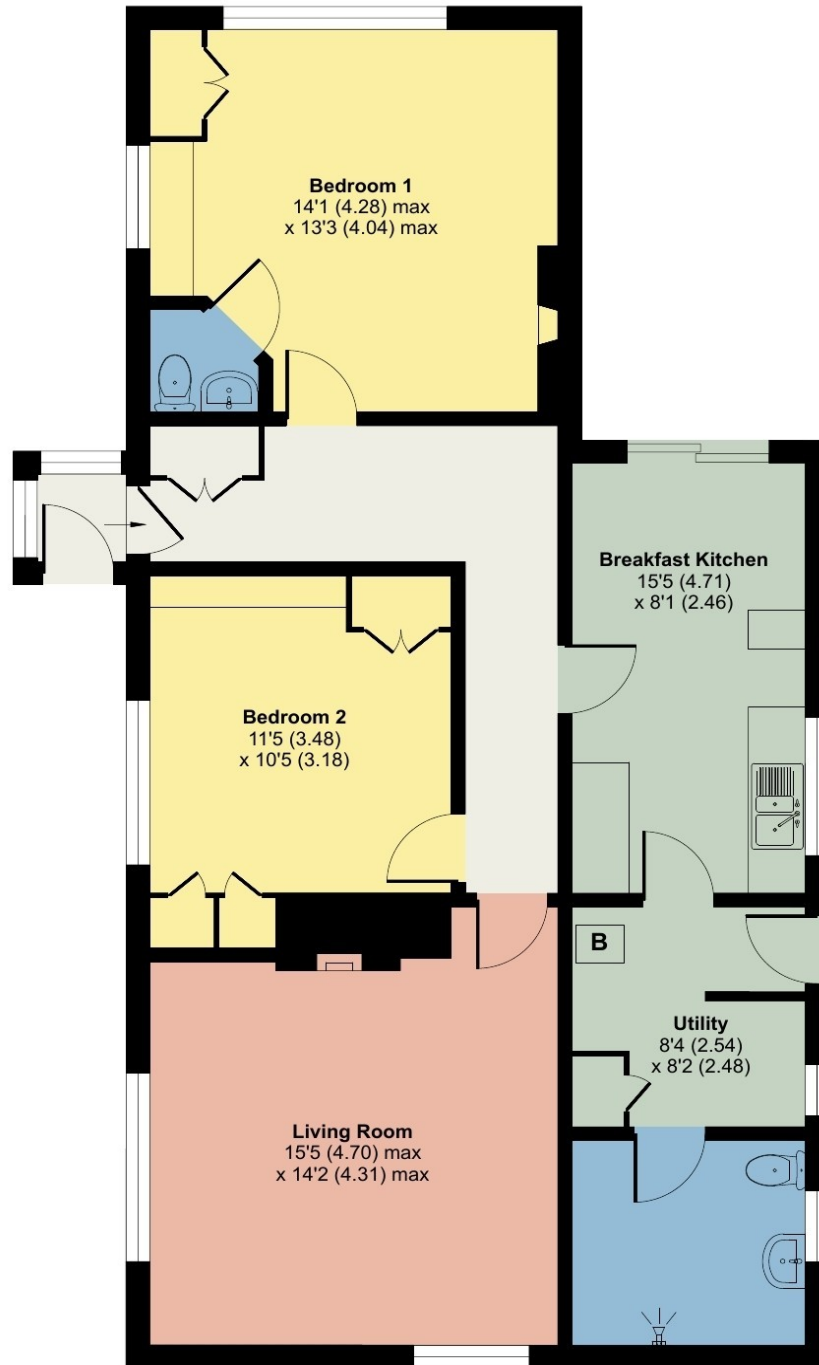


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