



Coniston

£150,000

13 Campbell House, Coniston, Cumbria, LA21 8ER

Welcome to 13 Campbell House. A purpose built ground floor 2 bedroom apartment combining wonderful views with excellent convenience to the village centre.

Campbell House was built in 1988 to provide accommodation for the over 55's, perfect as permanent residence or second home in Coniston.

The accommodation includes a welcoming living room, a fitted kitchen, two double bedrooms, bathroom and communal car parking

Quick Overview

Glimpses of Coniston Water
Over 55's ground floor apartment
Superb location just a short stroll from central Coniston
Living room with patio doors
Well maintained communal garden
Ideal permanent residence or second home
Close to transport links
Communal Parking
No chain
Superfast Broadband available



2



1



1



D



Superfast
Broadband
Available



Communal
Parking

Property Reference: AM4117



13 Campbell House



Patio Area



Kitchen



Kitchen and Living Room

This welcoming two bedroom ground floor apartment offers all that you need for comfortable living in the heart of The Lake District National Park.

Entering Campbell House from the communal entrance, stairs lead down to the entrance of the apartment. The private hallway allows access to all of rooms and has two, large useful cupboards for storage.

You will find a light, pleasant living room with French doors which take you out on to a small patio, the perfect place to admire the views and glimpses of Coniston Water. The fitted kitchen offers a range of wall and base units, complimentary work surfaces, electric hob, stainless steel sink and drainer plus space for a fridge freezer and washing machine.

Offering comfort, the two spacious, double bedrooms both have built in wardrobes for convenience. The shower room has double walk in shower, wc and vanity unit incorporating wash hand basin. The room is partly tiled and benefits from an extractor fan.

Outside Campbell House there is car parking provision for the apartments within the grounds, whilst the communal gardens themselves are easily managed. The apartments here can be enjoyed as permanent residences or second homes, but cannot be commercially holiday let - giving a much more relaxed and homely feel to this attractive development.

Location

The location of 13 Campbell House could hardly be better - all that Coniston village has to offer is just a short stroll away, whilst for the more energetic and adventurous, the Lake shore and the high fells are also accessible on foot from the property.

Accommodation (with approximate dimensions)

Communal Entrance

Private Entrance Hallway

Living Room 17' 9" x 11' 2" (5.41m x 3.4m)

Kitchen 7' 9" x 7' 4" (2.36m x 2.24m)

Bedroom 1 16' 9" x 9' 6" (5.11m x 2.9m)

Bedroom 2 11' 4" x 10' 9" (3.45m x 3.28m)

Shower Room

Property Information

Tenure Leasehold for 999 years from the 25th March 1988. We understand that the service charge is £175.82 per calendar month. We also understand that there is a sinking fund established intended to cover maintenance costs, with contributions based on the purchase price of the apartment and levied at the point of disposal.

Council Tax Westmorland and Furness District Council - Band D

Services Mains water, drainage and electricity are connected.

Broadband Superfast Broadband available.

Mobile Signal EE, Three and Vodafone limited services. O2 Likely service.

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

Directions From the centre of Coniston, which is well served by a variety of shops, cafes, public houses, a post office and churches, take the A593 as if heading towards Torver passing the petrol filling station on your left and continuing around the gentle curve in the road where Campbell House is then found on the left hand side opposite the gently sloping meadow on the right. There is parking in the private car park for the development.

what3words ///nerve.potions.consoles

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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 £60 (inc. VAT) per individual or £50 (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 £150 (incl. vat).



Living Room



Bedroom 1



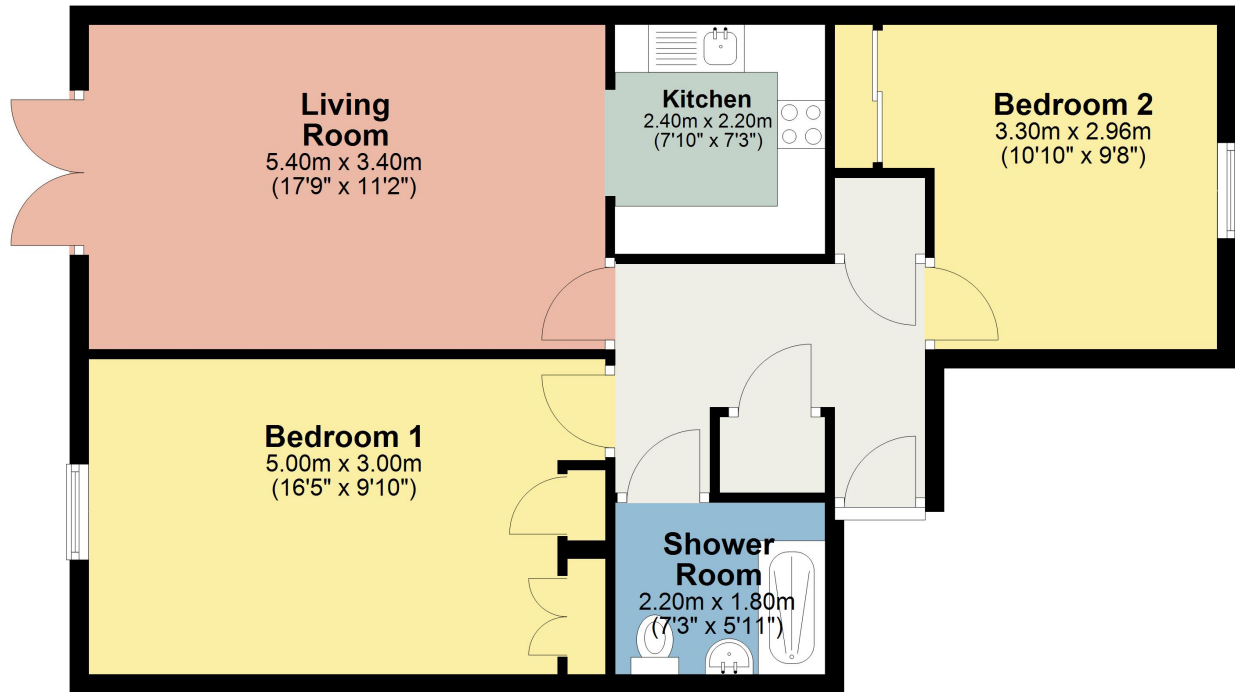
Bedroom 2



View

Ground Floor

Approx. 64.9 sq. metres (698.6 sq. feet)



Total area: approx. 64.9 sq. metres (698.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

13 Campbell House, Coniston

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/01/2026.

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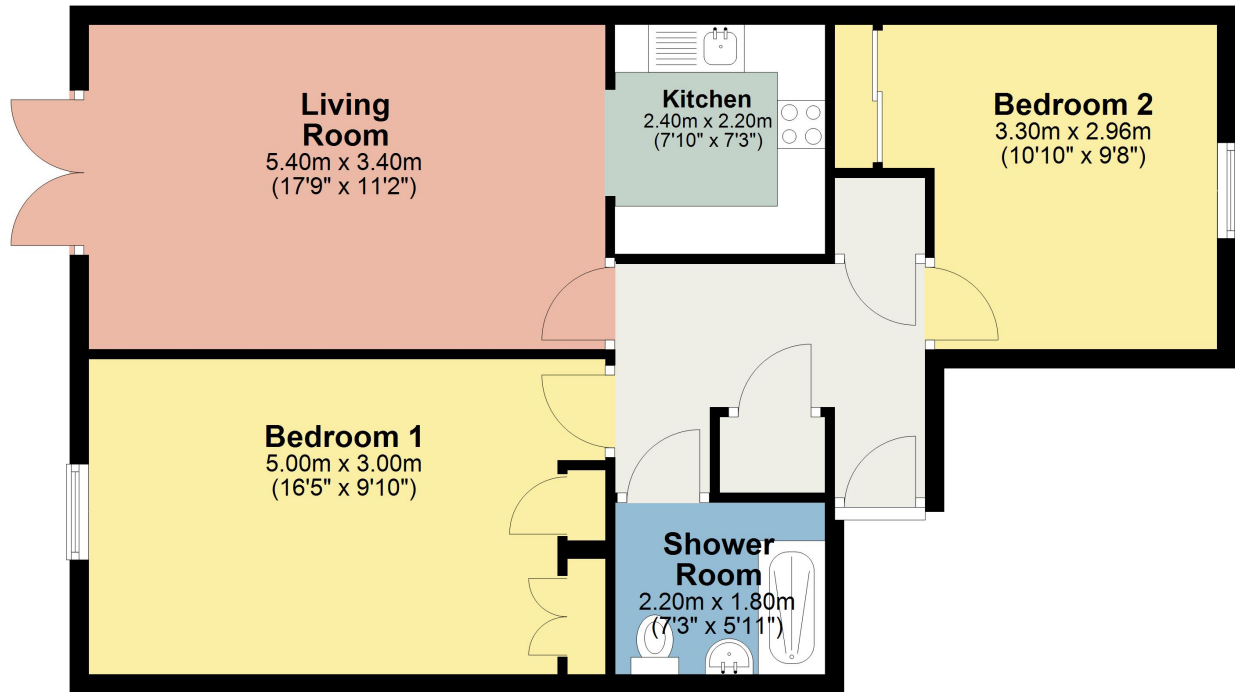
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