



Snowdrop Cottage

Haws Bank, Coniston, LA21 8AS

Guide Price £450,000

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The sale of Snowdrop presents an excellent opportunity to acquire a spacious detached two bedroom bungalow, originally constructed in the 1950s beneath a traditional pitched slate roof. Well planned and attractively presented throughout, the property has been carefully maintained and benefits from a new bathroom and kitchen, while still offering scope for selective modernisation to suit individual tastes. Subject to planning permission there may be an opportunity to develop the garage into the living accommodation.

Over the years, the bungalow has been thoughtfully extended, most notably with the addition of an excellent integral garage, double glazing, enhancing both practicality and versatility. The property enjoys a delightful south facing aspect to the front, while to the rear there are beautiful views across the attractive gardens towards Coniston Old Man, the surrounding Lakeland fells, and adjoining open countryside.

Snowdrop would make an ideal permanent residence, weekend retreat, or holiday home, combining peaceful surroundings with low maintenance yet very well stocked appealing gardens and private parking facilities.





Accommodation

A UPVC semi glazed front door leads into :

Entrance Hall

With useful inset cloaks cupboard, telephone point, loft access hatch and wood effect flooring.

Living Room

A spacious, light filled dual aspect reception room designed for both comfort and style. Featuring an inset gas fire with a sophisticated marble hearth and surround, this inviting space offers the perfect setting for relaxation and entertaining alike. Large picture windows and a glazed patio door flood the room with natural light while framing delightful views across the beautifully stocked rear garden towards the majestic Coniston Old Man and the surrounding Coniston Fells.

Additional features include a TV point and seamless access to the garden terrace.

Kitchen

Tastefully fitted with a range of cream wall and base units, this well laid out kitchen offers everyday functionality. Features include a ceramic sink with mixer tap, integrated electric cooker with four ring hob, stainless steel extractor fan and slimline dishwasher. A useful serving hatch and breakfast bar create an ideal space, while a generous built in larder cupboard provides excellent shelved storage. Wood effect flooring and part tiled brick effect walls enhance the kitchen's warm and contemporary feel, complemented by pleasant views towards Grizedale. Internal access also leads directly into the integral garage for added convenience.



Rear Bedroom One

A spacious proportioned double room. Superb view across the garden towards Coniston Old Man and the Coniston Fells.

Front Bedroom Two

A generous twin bedroom with view across the front garden towards Grizedale Forest.

Bathroom

White three piece suite comprising of walk in shower enclosure with a Mira electric shower, pedestal wash hand basin and WC. Fully wall tiled, extractor fan, linoleum flooring and obscured window.

Outside

Approached via a private drive and gated pathway with easy maintained faux concrete flags, offering parking for two vehicles, although there is opportunity to increase.

To the front, the property enjoys an attractive south facing garden featuring a variety of planted flower beds. Side access leads to the delightful rear garden, where an impressive selection of mature plants and shrubs are thoughtfully arranged across the sloping, tiered landscape. A charming combination of lawn and patio areas creates ideal spaces for relaxing and entertaining, with direct access into the lounge. Meandering footpaths guide you through the gardens, allowing you to fully appreciate the peaceful setting and surrounding scenery. The bottom of the garden borders a small stream and open field. Beautiful fell and country views towards Coniston Old Man and the Coniston Fells.

Integral Garage

Fitted with an up and over electric door together with both front and rear pedestrian access doors. A bright and versatile space, concrete floor, possibility to convert subject to planning permission. It benefits from two windows, a vaulted ceiling, and internal access directly into the house. Plumbing for washing machine and dryer. The garage also houses the gas and electric meters, consumer unit along with a wall mounted Glow-worm gas boiler.





Directions

What3words///drums.named.enormous

Council Tax Band

D

Services

All mains services are connected. Gas Central Heating.

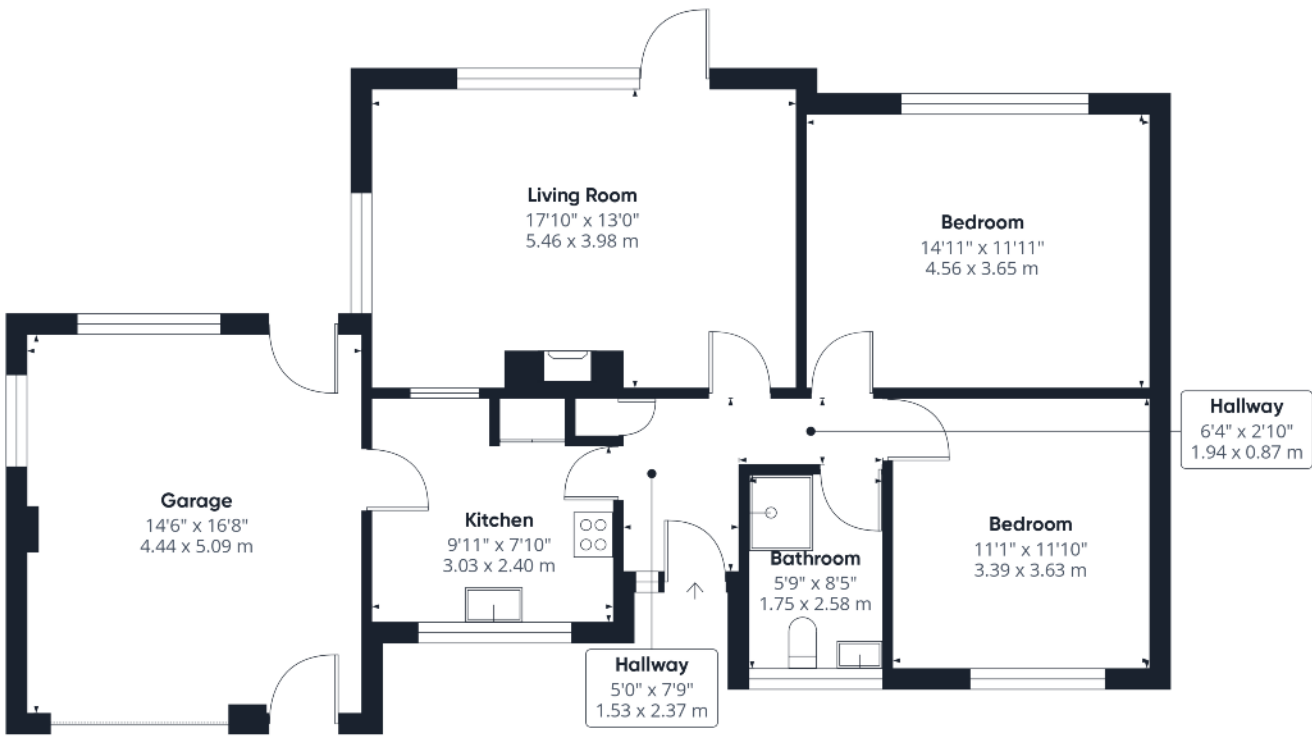
Broadband

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

Tenure

Freehold. Vacant possession on completion.



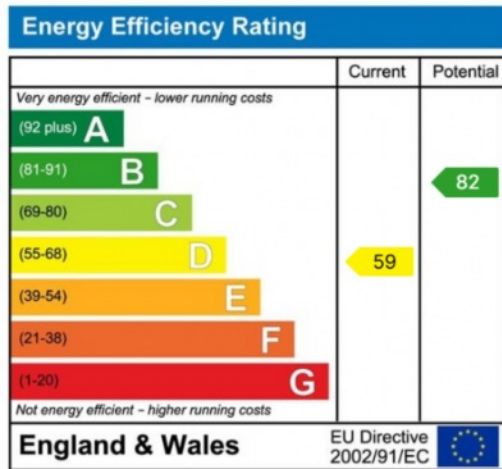


Approximate total area⁽¹⁾
991 ft²
92.2 m²

(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



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.

