



## Coniston

£475,000

Windy Ridge, Haws Bank, Coniston, LA21 8AR

Welcome to Windy Ridge; a beautifully renovated 2 bedroomed semi-detached cottage, surrounded by outstanding fell and lake views, and brimming with charm. Perfect as a second home (just as it is currently enjoyed by the owners), a peaceful permanent residence, or a holiday let to accommodate those in need of a tranquil weekend getaway.

Soaking in the picturesque views of Coniston Water and its surroundings, whilst relaxing in the private garden with a glass of wine... what more could you ask for?

### Quick Overview

Two bedroomed semi-detached cottage

Beautiful location in the heart of the Lake

District

Close to village shops and amenities

Spacious garden, private patio and outside stores

Tastefully renovated in recent years

Outstanding views to Coniston Water and The

Old Man

Perfect home, second home or holiday let

No chain

Private parking space

Superfast Broadband Available



2



1



1



TBC



Superfast  
Broadband  
Available



Private Parking  
Space

Property Reference: AM4197



Rear Elevation



Living Space



Kitchen



Living Space

Approaching the front of the property, and entering through the quaint front door, you will be welcomed into the thoughtfully decorated open plan living space. Enjoy the bright atmosphere in the triple aspect room, whilst maintaining privacy thanks to the built-in shutters on both windows. The wood-effect tiled flooring perfectly compliments the oak mantelpiece above the wood burner, maintaining a cosy feel throughout the dark winter months! Handy alcove shelving on either side of the fireplace maximises the storage space in the living area, ideal for keeping board games and books out of the way.

The kitchen is the epitome of the classic cottage feel, fitted with pale dove grey wall and base units, solid wood countertops, and partially tiled with coordinating colours. The inset Belfast sink with mixer tap over is perfectly positioned beneath the window, overlooking the rear patio; the kitchen also benefits from several integrated appliances, including Neff oven and microwave, a 4 ring gas hob with extractor hood over, under counter fridge and a slimline Indesit dishwasher. The breakfast bar and nearby dining area allow you to serve meals with ease, in this practical use of the space. The ground floor of the cottage also benefits from underfloor heating.

Heading up the stairs to the first floor, you may catch a glimpse of the sprawling fields from the little window as you reach the landing, and the two double bedroom and family bathroom. Bedroom one is a double bedroom, enjoying plenty of natural light, and stylishly decorated throughout. A slim but deep built in cupboard allows for extra storage. Bedroom two is also used as a double bedroom, and benefits from stunning views out to Coniston Water and the Old Man; a pleasure to wake up to each morning!

The family bathroom makes use of all the available space, with a full bath and shower over, vanity unit with drawer storage, and a WC. Partially tiled throughout in a soft colour palette, and decorated in line with the rest of the cottage.

The outside space at Windy Ridge is just as beautiful as the inside, a door from the kitchen heading out onto the rear patio, which provides a private area to enjoy a morning coffee or breakfast with plenty of space for garden furniture. Two outside stores offer fabulous storage for bikes, watersport equipment, etc. Following the little path around the side of the cottage, you'll find steps up to the large garden and an outbuilding/potting shed. This is a garden that just keeps on giving, with a gravelled corner seating area creating the ideal spot for al fresco dining. The star of the show has to be the fantastic panoramic views to the fields and fells beyond, and the shimmering blue of Coniston Water; truly the cherry on top of this amazing property.

#### Accommodation (with approximate dimensions)

Open Plan Kitchen/Living Room 16' 5" x 18' 1" (5m x 5.50m)

Bedroom One 8' 6" x 14' 1" (2.6m x 4.28m)

Bedroom Two 7' 10" x 10' 10" (2.4m x 3.3m)

Bathroom



Living Space



Kitchen



Bedroom One



Bedroom Two



Bedroom Two



Bathroom

## Property Information

**Tenure** Freehold

**Council Tax** Council Tax Band C - South Lakeland District Council

**Services** The property is connected to mains gas, electricity, water and drainage. The property also benefits from underfloor heating downstairs.

**Broadband** Superfast broadband available - Openreach Network.

**Mobile Services** Good service with EE, Vodafone, O2 and Three.

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

**Directions** Windy Ridge is located in a pretty hamlet known as Haws Bank, just beyond Bowmanstead on the outskirts of Coniston village. From the centre of Coniston, proceed south towards Torver passing the BP petrol station on your left as you leave the village centre. Continue along this road passing The Ship inn on your right, before taking a left hand turn signposted Coniston Hall (often carrying a sign advertising free range eggs), being the first turning into the loop of Haws bank. Follow the road round, and Windy Ridge can be found on the left hand side.

**What3Words** ///king.official.chosen

**Viewings** Strictly by appointment with Hackney & Leigh.

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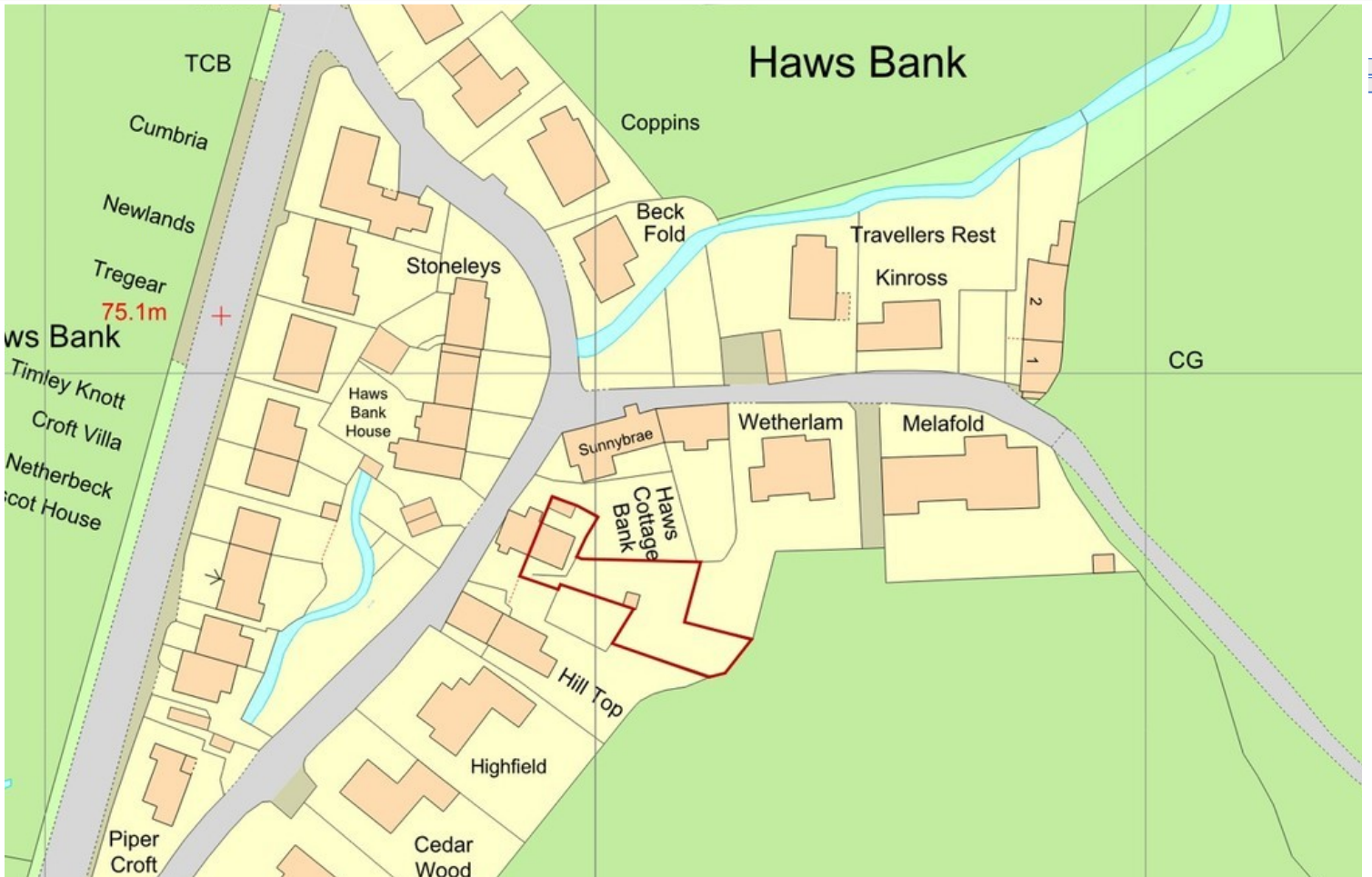
Rear Patio



Garden Views



Outdoor Dining with Stunning Views



Ordnance Survey Plan Ref - M4P-01278226

Request a Viewing Online or Call 015394 32800

## Meet the Team

### Charlie Walker

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### Jane Barwise

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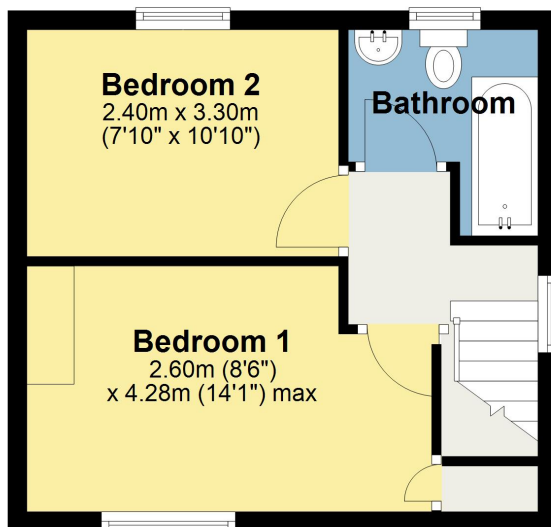


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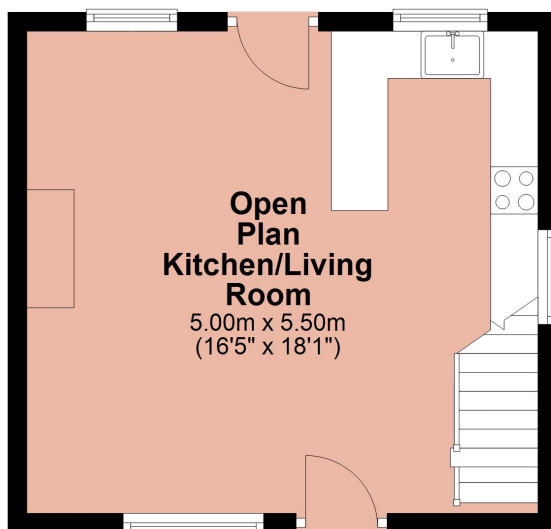
## First Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



## Ground Floor

Approx. 27.5 sq. metres (296.0 sq. feet)



**Total area: approx. 55.1 sq. metres (592.7 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.

## Windy Ridge, Coniston

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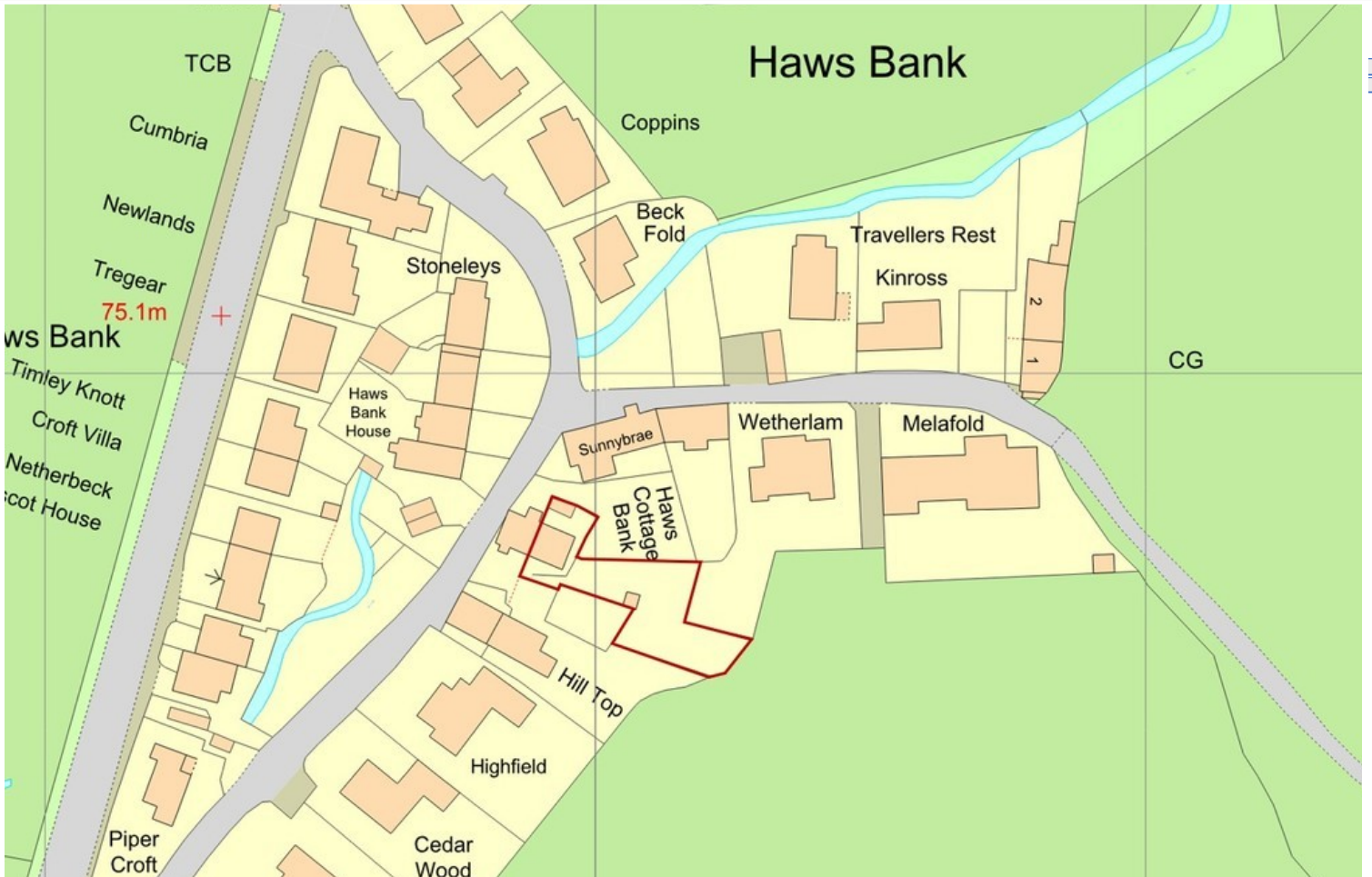
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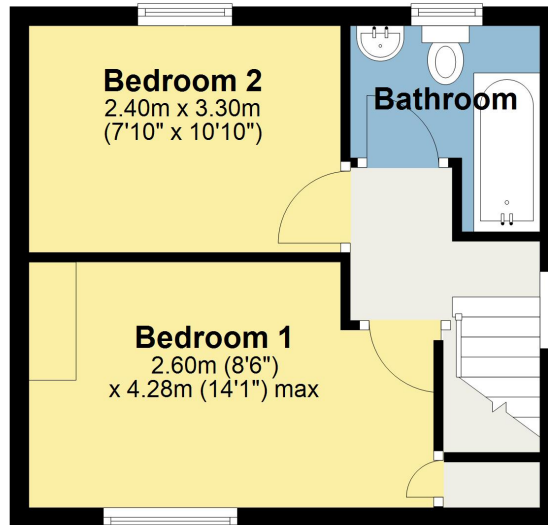


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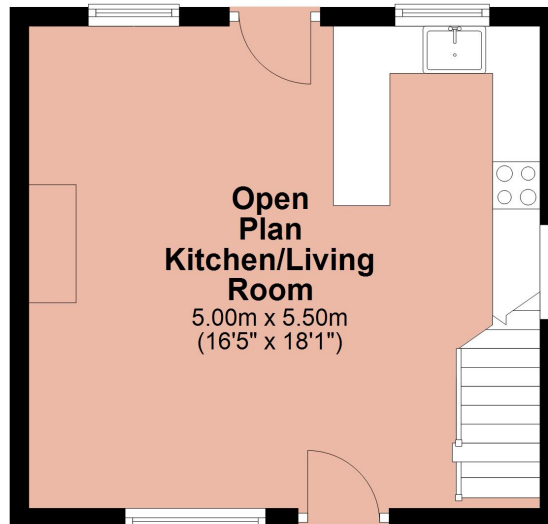
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