



## Coniston

£375,000

8 Vale View, Coniston, Cumbria, LA21 8EZ

8 Vale View, Coniston is a real delight, in an elevated position above the valley and commanding the most superb views over Coniston Water.

This lovely 2 bedroom stone built cottage offers well proportioned accommodation throughout along with pretty gardens. Having undergone extensive refurbishment, carried out 2013-2019 including double glazed windows the cottage will make the perfect holiday let, weekend retreat or permanent home.

### Quick Overview

- Breathtaking views of Coniston Water
  - Traditional 1850's stone built cottage
  - A short walk from Coniston village
  - Wood burning stove & gas central heating
  - Modern kitchen and bathroom
  - Attractive Lakeland garden
  - Designated parking
- The perfect holiday let or weekend retreat.
- No chain
  - Superfast Broadband available



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Superfast  
Broadband  
Available



Designated  
Parking

Property Reference: AM4119



Living Room



Living Room



Breakfast Kitchen



Breakfast Kitchen

If you are looking for a peaceful retreat which oozes character and has incredible views then 8 Vale View is the place for you.

Built in the 1850's this cherished cottage welcomes you in through a shared porch which leads you in to the open plan living space. The cosy and inviting living room is a wonderful place to relax either by the wood burning stove which sits on a Lakeland slate hearth, or from the pretty window seat in the alcove, admire the stunning views over Coniston Water. You will find a large under stairs cupboard to hang coats and kick off muddy boots. The insulated loft space is accessible via a loft ladder giving ample space for additional storage.

The stylish breakfast kitchen is a blend of elegance and tradition with light, shaker style wall and base units, stone complimentary worktops with inset Belfast sink, integrated under counter fridge and freestanding double range cooker. A great place to enjoy a hearty meal after a long day rambling in the Cumbria fells.

Heading up the stairs to the landing you will find a large useful cupboard. Bedroom one is a double room, with attractive, ornate fireplace, breathtaking views and a slim built in cupboard. Bedroom two is spacious and comfortable, currently used as a twin room, a great room for guests.

The modern family bathroom comprises of a bath with shower over, wc, vanity unit with motion sensor light and mirror over.

Waiting to be discovered outside is the lovely garden, laid to lawn with trees and mature shrubs boasting magnificent views of the mountain range and Coniston Water, with small terrace and parking space. 8 Vale View is a true gem.

**Location** Vale View is located approximately ½ mile from the village of Coniston. Situated in an elevated position, the property enjoys marvellous views over Coniston, Coniston Water and the surrounding fells. The village is famous for its connections with Donald Campbell and his famous world record breaking feats in Bluebird on Coniston Water in 1967. It is also where the Coniston Mountain Rescue was founded in 1948 - the first of its kind in The Lake District. Coniston offers traditional Lakeland inns selling locally brewed ale, shops, cafes, restaurants and of course a school, as well as the wonderful facilities on the lake, all of which are surrounded by the breathtaking Lakeland scenery.

## Accommodation (with approximate dimensions)

Shared Entrance Porch (shared with number 7 Vale View)

Living Room 16' 0" x 12' 6" (4.88m x 3.81m)

Breakfast Kitchen 16' 6" x 9' 9" (5.03m x 2.97m)

Stairs to first floor

Bedroom 1 12' 1" x 11' 10" (3.68m x 3.61m)

Bedroom 2 9' 10" x 7' 8" (3m x 2.34m)

Bathroom

## Property Information

Tenure Freehold (Vacant possession upon completion).

Services This property is connected to mains gas, electricity, water and drainage. Gas central heating to radiators which is controlled by a Hive system.

Broadband Superfast broadband available.

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

Council Tax Band Westmorland and Furness District Council Band C

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

Directions Vale View is approached from the centre of Coniston, turn right opposite the petrol station on to Station Road and continue up the hill; bear left and take the middle road up the narrow lane to Bank Terrace, continue along to the end and bear sharp left. Bear left onto Days bank and follow the road to the end and bear left onto Vale View where number 8 can be found towards the end of the terrace with its own private parking space.

Note: The approach lane is quite steep and narrow in places, a price well worth paying for the views which reward you upon arrival.

What3words ///insulated.key.splashes

Viewings Strictly by appointment with Hackney & Leigh.

Anti Money Laundering (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



View

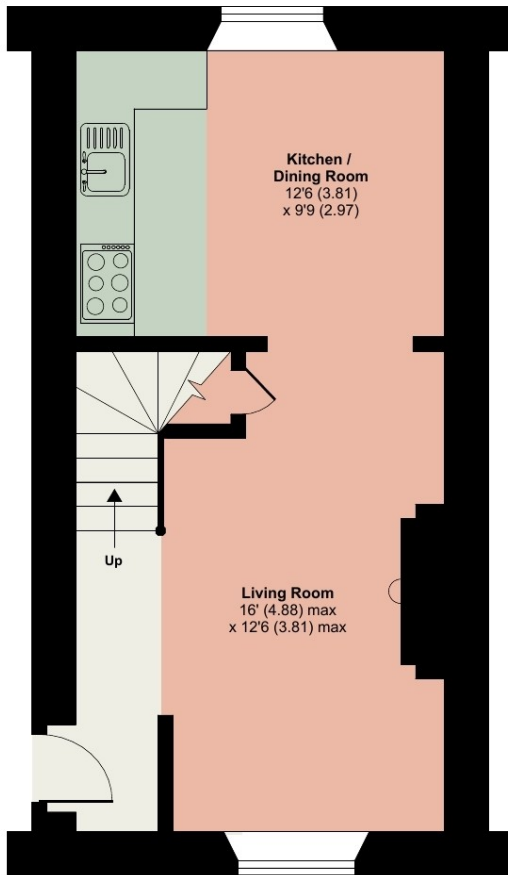


Garden Terrace

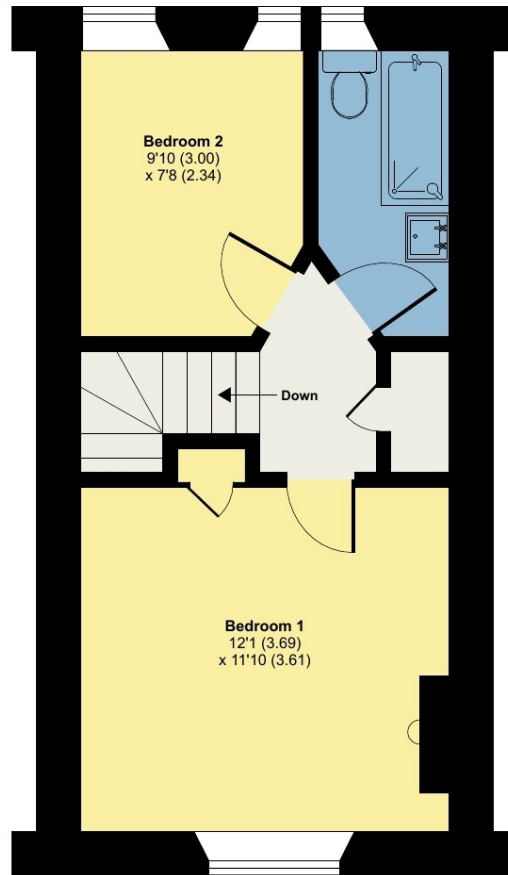
# 8 Vale View, Coniston, LA21

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1265472

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