



37 Bank Terrace

Coniston, LA22 8HF

Guide Price £325,000

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Coniston

A traditional two bedroom mid terrace Lakeland cottage, positioned in an elevated location enjoying magnificent panoramic lake and countryside views. This delightful property offers well proportioned accommodation throughout with double glazing, although it may benefit from some modernisation.

The cosy lounge provides a warm and welcoming space, while the property also offers a sociable kitchen diner, two double bedrooms, a house bathroom, and a downstairs cloakroom with WC. It benefits from off road parking and a split level terraced area with superb views.

Situated in an elevated position that truly captures this highly popular Lakeland village, the property enjoys breathtaking open views over Coniston Water and towards the fells beyond. The property is well placed for all village amenities including shops, public houses and a petrol station, as well as being convenient for a wide variety of walks from the doorstep including Walna Scar, Tarn Hows and Coniston Old Man.

Currently operating successfully as a holiday let through Air B and B, the property is also widely used and enjoyed by family members. Thurston View presents an excellent investment opportunity, second home, or permanent residence in this highly sought after Lakeland town. It is to be sold with all forward bookings and the majority of contents, other than the grandfather clock, paintings and personal items.



Accommodation

Semi glazed uPVC front door leading into:
Vestibule with tiled quarry flooring and cloak hooks.

Living Room

An excellently proportioned room with recessed alcoves, featuring an inset gas fire with decorative cast iron and tiled surround, pine mantel and marble hearth creating a lovely focal point. TV point and stunning lake views.

Kitchen Diner

A spacious room with a comprehensive selection of wall and base units, stainless steel sink unit with mixer tap, electric cooker point, plumbing for a dishwasher, and a useful under stairs storage area. Part painted panelled walls and part wall tiling with a tiled floor. Pendant lighting over the kitchen table and under pelmet lighting.

Rear Hall

Quarry tiled floor, shelf and seat with cloak hooks. Semi glazed uPVC door leading to a small rear patio.

Rear Utility Room

WC, wash hand basin, plumbing for a washing machine and space for a tumble dryer. Wall mounted Vaillant central heating boiler.

First Floor

Landing with open banister rail.

Front Bedroom One

A generous double bedroom with recess and feature window seat giving stunning views over the garden and the village towards Coniston Water. Concealed fuse box and electric meter.

Rear Bedroom Two

An attractive double room with window seat. Loft hatch.

Bathroom

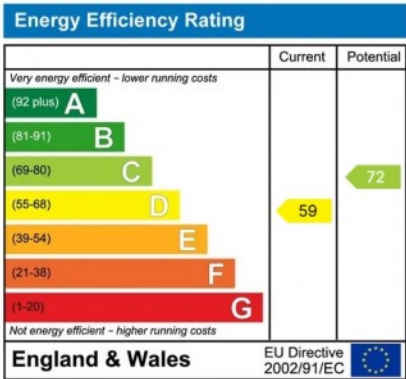
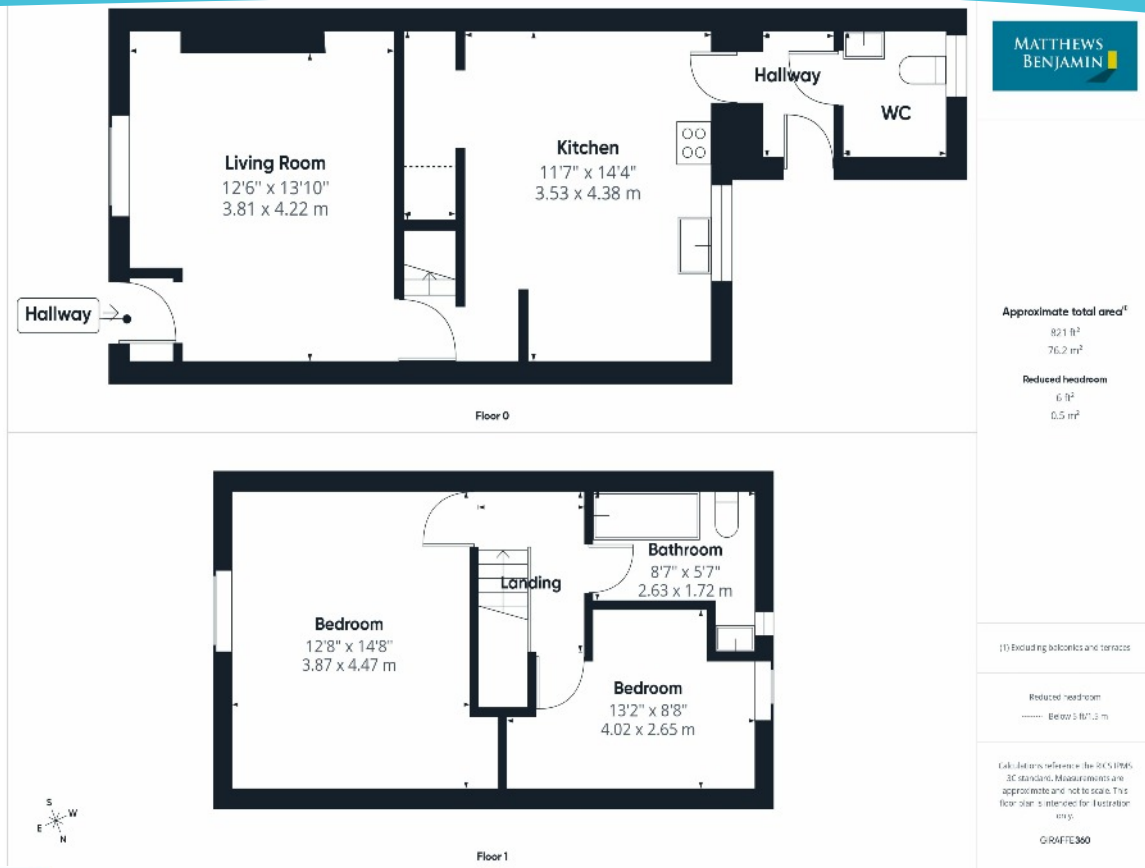
Three piece coloured suite comprising a panelled bath with electric Triton shower over, pedestal wash hand basin and WC. Fully tiled floor and walls with an electric extractor, light and shaver point.

Outside

To the front is a superb split level paved terrace providing magnificent panoramic views across the countryside towards Coniston Water.

Off road parking with a named plaque used by the vendors for the last 25 years; however, the space is not shown on the title. There is a small paved area to the rear. Please note there is a right of way across the rear of all the cottages for the whole terrace.





Tenure

Freehold.

Services

All main services connected. Gas central heating.

Rateable Value

£2,650. Actual amount payable £1,234.90. This could be reduced if the purchaser is entitled to Small Business Rates Relief.

Broadband

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

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £40 + VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

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.

