



# Heather Lea

Oxen Fell, Coniston, LA21 8DN

Guide Price £550,000

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Oxen Fell, Coniston

An enviably positioned three bedroom detached cottage nestled in an ideal rural position with delightful country views. Originally built in the 1930's and has benefitted from numerous extensions over the years. All assisting to create a cosy property with open plan kitchen/diner with separate living room and house bathroom. A versatile property which is suitable whether as a main residency, or equally suitable as a holiday/second home. There is an attractive and manageable fellside garden which provides stunning west facing views towards the Coniston Fells.

Well placed in the centre of the Lake District National Park, elevated above Skelwith Bridge and bordering the Langdale Valley and well positioned between Ambleside and Coniston. The property is set in a lovely rural position with beautiful views over adjacent countryside. With endless fell and country walks from the door step and the Skelwith Bridge Hotel and popular Chesters Café being close nearby with the popular market towns of Ambleside and Coniston close at hand.





### Accommodation

Steps leading up to UPVC glazed front door leading into;

### Kitchen/Diner

An attractive open plan light and airy room. The kitchen area has an attractive selection of oak fronted wall and base units, granite worktop, upstands and splash back. Appliances include Siemens four ring induction hob, extractor fan and integrated electric oven. 1.5 bowl stainless steel sink unit with mixer tap and plumbing for washing machine. Pull out larder cupboard. Super views towards the lower slopes Coniston Fells and across the garden. Exposed beam and oak floor with electric wall heater.

Open plan with step leading upto;

### Sitting Room

A light and airy triple aspect room with feature wood burning stove on a slate hearth and mantel. TV and patio doors leading to the patio and enjoying country views.



Inner hallway leading to:

### Bedroom One

Light and airy double dual aspect double room. South facing patio doors with great country and fell views. Electric wall heater.

### Bedroom Two

A cosy double L shaped dual aspect room with country and fell views.

### Bedroom Three

Single room or could be a study. Presently used with bunk beds.

### House Bathroom

White four piece suite comprising of panelled bath, corner shower cubicle, WC and pedestal wash hand basin. Extractor fan and electric light and shaver point. Country views.





## Outside

The property is approached by a private drive allowing parking for two vehicles. Steps leading up to a split level terrace with various footpaths. Attached outbuilding housing the UV filter and water tank with electricity. Path leading to front side and rear. To the front there is a practical small manageable lawn with an array of well established selection of plants and shrubs. Enjoying west facing country views towards the Coniston Fells. Shed, additional patio area and vegetable patch. Whilst to the rear there is a split level terracing, patio with BBQ area and again a wonderful selection of plants, bushes and shrubs. Country views.

## Services

Mains electricity, private water and private drainage. Electric heating.

## Tenure

Freehold. Vacant possession on completion.

## Council Tax Band

C

## Directions

Proceed out of Ambleside on the A593 sign posted Coniston for approximately 3 miles until reaching Skelwith Bridge. Take the directions for Coniston and Oxen Fell and the property can be found on the left hand side approximately 1m after the righthand turning to Little Langdale.

**What3words** [///sloping.combos.trinkets](https://www.what3words.com/sloping.combos.trinkets)

## Broadband

Broadband available.

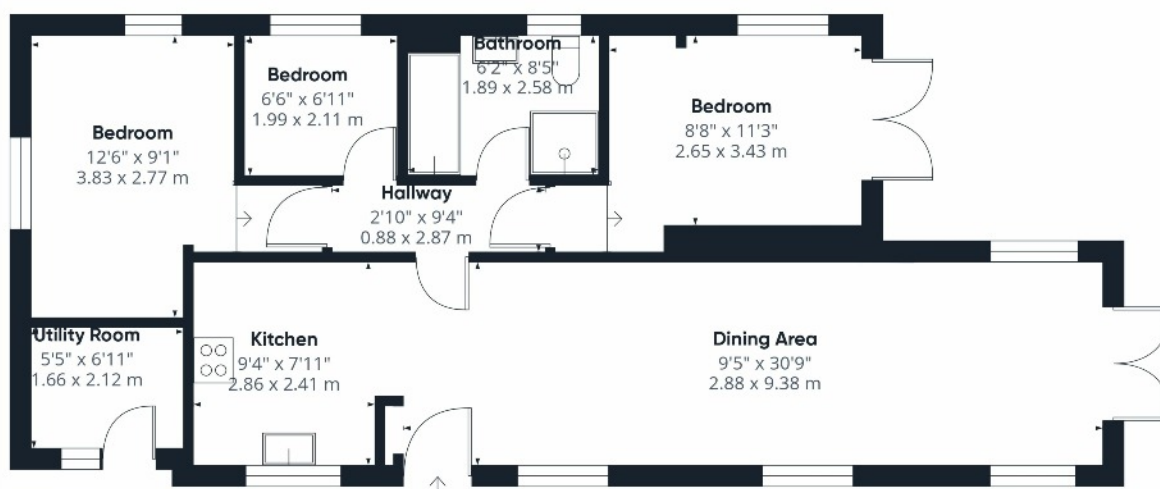
## Mobile

Indoor: EE are reported as 'limited' for both Voice and Data services. O2 is reported as "likely" for Voice services and 'limited' for Data services.

Outdoor: EE, Three, O2 and Vodafone are all reported as 'likely' for both Voice and Data services.

*Broadband and mobile information provided by Ofcom.*

MATTHEWS  
BENEDICT



Approximate total area<sup>(1)</sup>

768 ft<sup>2</sup>  
71.3 m<sup>2</sup>

(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.

GIRAF-E360

	Current	Potential
Very energy efficient - lower running costs		110
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)	32	
Not energy efficient - higher running costs		



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.