



Cedar Wood

Haws Bank, LA21 8AR

Price £550,000

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Haws Banks

Cedar Wood is an excellent four bedroom detached dormer bungalow constructed in 1965 for and by the present owners. Set in a highly enviable position, with outstanding Lake and country views. The property enjoys and provides well proportioned rooms throughout which are light and airy. The property has been built to a good standard with attractive finishes including internal slate window sills, as well as being maintained to a high standard. Recent improvements included an excellent en suite. Extended over the years the property provides two reception rooms including a spacious sunroom and living room both of which allow access onto the newly paved slate patio and which provides magnificent views. One of the bedrooms is currently utilised as a study, additionally there is one en suite and a house bathroom.

Ideally positioned in a lovely plot and manageable plot which enjoys a delightful sunny aspect with peace and tranquility. The gardens are attractively presented and easily maintained. Conveniently located only a relatively short level walk to the centre of Coniston. You will find a lively, active community with a wide range of amenities, shops, banks, post office, churches, bowling and tennis clubs. Coniston is famous for its connections to Donald Campbell, John Ruskin and other Lakeland poets. There are endless fell and country walks from the door step and the shores of Coniston Water are only a short walk away down the lane.





Directions

From the centre of Coniston, head out over the bridge towards Torver. Continue passed Hills Garage for approximately ¼ mile, passing the Ship Inn on the right, continue for a further 300m turning second left into Haws Bank and the property is fourth on the right.

Accommodation

Sliding double glazed door leading into:

Hallway/Utility Area

With quarry tiled floor and French limestone tiled walls. Excellent utility area with plumbing for washing machine. Leading into:

Sun Room

16'06 X 14'09 (5.01m x 4.47m)

A well proportioned open plan dual aspect room with a comprehensive selection of floor to ceiling cupboards. Metal patio sliding doors onto the substantial patio with excellent country views. Broughton Moor green slate tiled floors and partially French limestone tiled walls.

From the hallway there are steps and an internal door leading into:

Kitchen

11'10 x 11'06 (3.59m x 3.49m)

A modern and contemporary selection of wall and base units with 1.5 stainless steel sink unit and mixer tap. Double AEG electric oven and four ring electric hob with splash back. Integrated microwave. Breakfast bar and serving hatch. Oil fired Worcester central heating boiler. Attractive views towards the Coniston Fells.

Hallway

With glazed patio side door. Open staircase and airing cupboard with shelving.





Living/Dining Room

28'03 x 8'09 (8.57m x 2.66m)

A generously proportioned light and airy dual aspect room with magnificent picture windows giving fantastic views across the garden and adjacent countryside towards Coniston Water. Former green slate fire place with Teak mantle. Patio door leading onto the patio.



Bedroom One

14'03 x 11'03 (4.32m x 3.42m)

Formally two bedrooms amalgamated into the master suite. A spacious dual aspect room with views towards Coniston Old Man and the fells. A contemporary selection of fitted wardrobes and dresser. Slate sills. Dressing area with fitted double wardrobe.



En-Suite

Superb luxury three piece suite comprising of double corner shower cubicle, vanity wash hand basin with granite worktop and oak cupboards and WC. Heated towel rail and wall mounted mirror. Fully floor and wall tiled. Under floor heating.

Bedroom Two

12'01 x 7'10 (3.67m x 2.38m)

Double room presently used as a study. Attractive garden and country views.



Bathroom

Three piece suite comprising of panelled bath with shower over, wash hand basin and WC. Shaver point. Fully floor and wall tiled with underfloor heating.

First Floor

Wide Landing

With skylight, fitted wardrobe and eaves access. Leading through to:

Rear Bedroom Three

13'10 x 10'00 (4.20m x 3.02m)

Double room with vaulted ceiling, Velux and gable window giving fantastic views across the countryside towards Grizedale Forest and Coniston Water. Eaves access and built in wardrobe.



Front Bedroom Four

11'09 x 9'05 (3.57m x 2.85m)

Double room with vaulted ceiling, Velux and gable window providing superb views towards Coniston Old Man and surrounding countryside. Built in twin double wardrobes.



Outside

The property is approached by a private gated tarmac drive and providing parking for 3/4 vehicles. As well as an attached integral garage with up and over door. Externally there is a small selection of shrubs and bushes to the front with gated side access to the south leading to, a paved slate footpath and side lawn leading to recently paved and substantial split level slate patio, enjoying stunning panoramic and far reaching views towards Coniston Water and surrounding countryside. Steps leading down to the lawn with attractive selection of mature shrubs and bushes with shed/summer house.

Integrated Garage

With up and over door, electric and window. Fibre glass roof.

Services

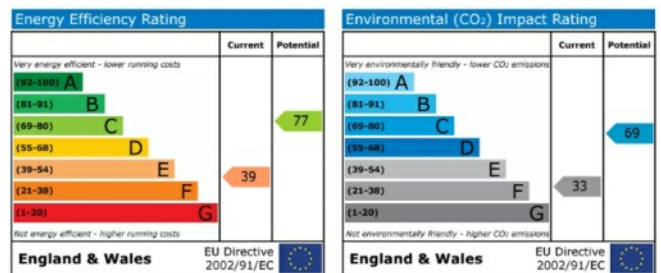
Mains water, electric and drainage. Oil fired central heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

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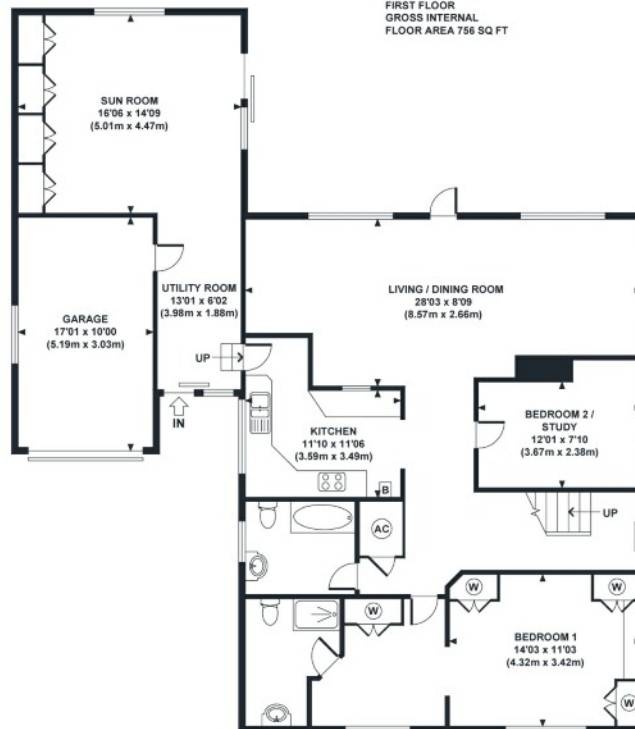
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CEDAR-WOOD



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 756 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1600 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2356 SQ FT / 218.88 SQ M
For illustrative purposes only. Not to scale

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.