



## Coniston

**£560,000**

8 Collingwood Close, Coniston, Cumbria, LA21 8DZ

8 Collingwood Close is a much loved family home! A versatile and substantially extended detached bungalow offering adaptable accommodation currently providing two bedrooms and two reception rooms, with an additional suite currently used as a successful Airbnb or could provide a granny suite or simply a further en-suite bedroom.

Enjoying superb mountain views, particularly from the gardens, and occupying a quiet cul-de-sac location just a short stroll from from the village centre, this lovely bungalow can satisfy any number of needs - family home, holiday let, granny suite, work from home - all easily accommodated.

### Quick Overview

- Wonderful mountain views
- Idyllic Lakeland village location
- Close to village amenities
- Three bedrooms
- Lateral living
- Ideal as a family home with annex or holiday letting
- Close to Coniston Water
- Versatile accommodation
- Driveway parking for several cars
- Superfast broadband available



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Superfast  
Broadband  
available



Driveway parking  
for several cars

Property Reference: AM4131



Living Room



Kitchen



Dining Room



View from Attic

Welcome in to this lovely home, the front entrance leads you down the hall, where you will find space to kick off muddy boots and hang up your coats, step in to a comfortable and very spacious L shaped living room, with incredible Coniston Fell views from the deep bay fronted window complete with a window seat from which one can enjoy the magnificent view. There is a stylish fireplace with a gas fire and decorative surround and the natural hard wood flooring is both practical and stylish. This is a great space to for entertaining friends and family alike or simply relaxing after a long day ambling in the fells. From the lounge there is a concealed electronically controlled retractable ladder for access to the attic space.

From the living room you enter the bright kitchen with a range of modern, cream high gloss base and wall units with complimentary work surfaces, an inset sink unit and part tiled walls. There are integral appliances including a Beeko electric oven, a four ring Whirlpool gas hob, with extractor over, dishwasher and a fridge freezer. A cupboard houses the Worcester 240 gas fired central heating boiler. There is space and plumbing for a washing machine and dryer.

The second reception room a sky light allows the natural light to flood in, a versatile space which could be used as a dining room, snug or office space, another fantastic room for entertaining with the convenience of the door which leads out on to a patio garden.

There are two comfortable, double bedrooms with views to the rear patio

In addition, the former garage is now a fabulous separate suite - with private bedroom, shower room, and storage/dressing room this creative space is currently utilised as a Airbnb.

Family shower room with a three piece suite comprising a shower cubicle with a Mira shower, wc and a pedestal wash hand basin. There are storage shelves, part tiled walls and a tiled floor.

There are two fantastic attic rooms with superb views from the Velux windows and having under eaves storage. These rooms have previously been utilised as occasional bedrooms but equally would suit as an office or hobby space.

Outside at Collingwood Close there is gated off road parking to the front of the property for up to 3 cars. A footpath at the side of the property leads to the private, large rear paved patio which is a real suntrap! And a decked area too. You will find a summer house with power, along with two useful, sheds for storage and with a delightful green house, perfect should you wish to "grow your own" The mountain views from the patio garden are simply stunning.

**Location** 8 Collingwood Close sits in the idyllic village of Coniston, the home of Donald Campbell's historic Bluebird in the Lake District National Park. This superb, versatile detached property sitting in a generous plot having magnificent views is waiting to be discovered!

## Accommodation (with approximate dimensions)

Entrance Hall

Living Room 20' 0" x 16' 11" (6.1m x 5.16m)

Kitchen 10' 0" x 8' 6" (3.05m x 2.59m)

Bedroom One 12' x 10' 10" (3.66m x 3.3m)

Bedroom Two 10' 5" x 7' 11" (3.18m x 2.41m)

Family Shower Room

Dining Room 17' 3" x 10' 0" (5.26m x 3.05m)

Bedroom in Annex 16' 9" x 10' (5.11m x 3.05m)

Ensuite in Annex

Attic Room One

Attic Room Two

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Westmorland and Furness District Council - Band E

**Services** Mains gas, electricity, water and drainage.

**Broadband** Superfast Broadband Available - Openreach.

**Mobile Services** EE, Three and Vodafone - Limited service. O2 Likely service.

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

**Directions** Entering Coniston from the direction of Ambleside on the A593, proceed down Yewdale Road and take the first turning on left. Follow the road and the property can be found on the right hand side. There is a gated driveway with generous parking for two or three cars.

**What3Words** ///jetted.sweetener.wharfs

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

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Bedroom One



Annex Bedroom Suite



Rear Elevation

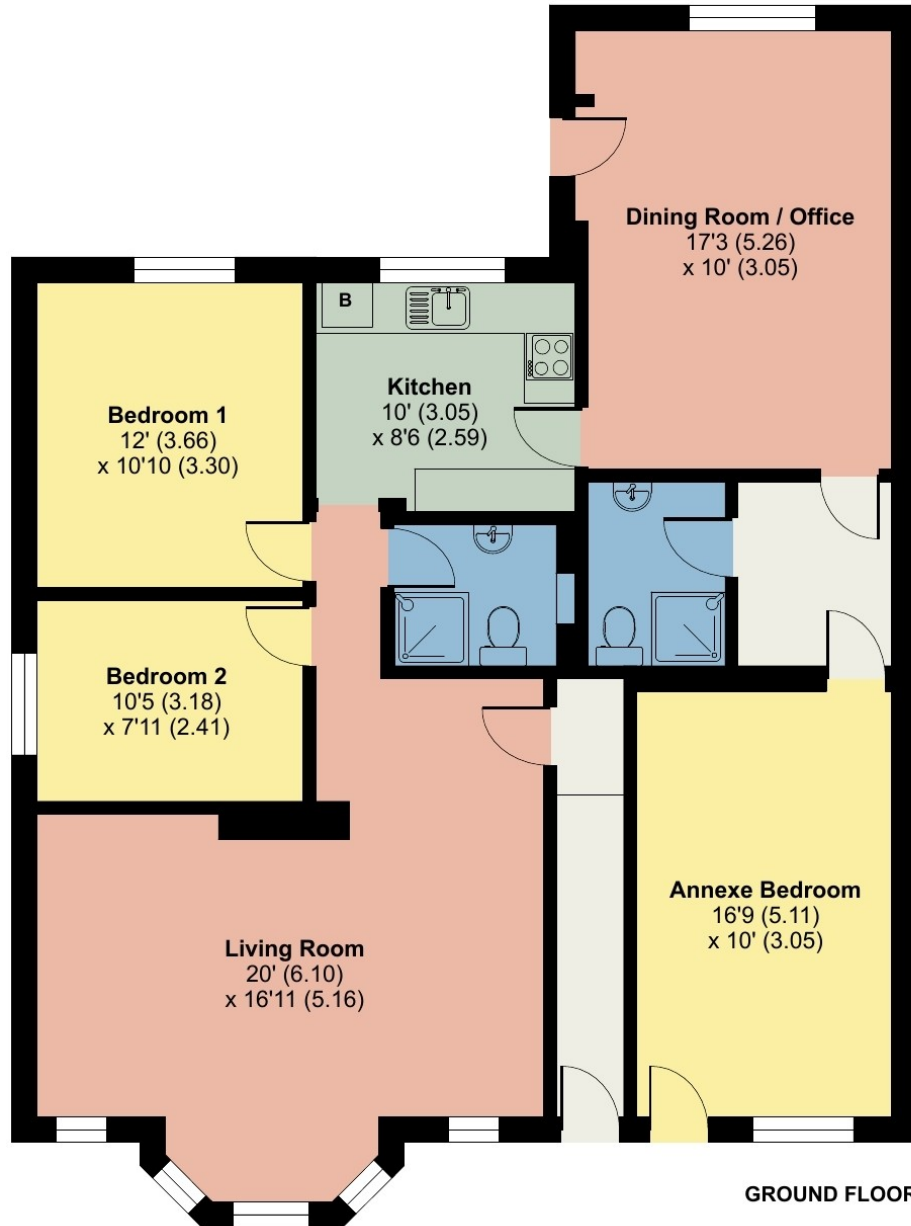


Patio Garden

# 8 Collingwood Close, Coniston, LA21

Approximate Area = 1251 sq ft / 116.2 sq m

For identification only - Not to scale



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