



Maple Cottage, Dixon Ground

Coniston, Cumbria, LA21 8HQ

£1,300 Per Calendar Month (Holding Deposit May Apply)

Maple Cottage

Coniston

Coniston is a highly popular Lakeland village, the cottage lies within easy access to all village amenities including a variety of shops, public houses and petrol station etc. With a plethora of country walks and bike rides for all abilities from the door step. Whilst Coniston Water is approximately 1 mile away famous for its connections to Arthur Ransome, Swallows and Amazons as well as many Lakeland poets.

The property is a newly converted barn which has been developed to a very high standard and specification, boasting three bedrooms, two of which have en suite shower rooms. This property is perfect for individuals and families alike having generous proportions throughout. Open plan living can be found in the stunning kitchen diner, with fitted integrated appliances and multi fuel stove. If you are wanting a central lakes location with the comforts of modern living then this could be just the property for you.



Accommodation.

A newly converted former barn enjoying three bedrooms with a modern contemporary design. Entrance to Maple Cottage via a covered patio with seating bench.

Entrance Porch

16'7" x 4'6"

The property presents a large practical room which is ideal for coats and boots prior to entering the main residence. The floors are natural stone meaning they are perfect for muddy feet and paws!

Main Hall / Utility.

7'3" x 26'10"

The main hallway also features a superb utility area, with plenty of room for a washing machine and dryer to be installed. From the hallway you will find access to the ground floor bedrooms and also the WC.

Bedroom 1

9'2" x 13'1"

The first bedroom is a great space, stylishly designed and features an integrated fire with ambient lighting. This area could also be used as a downstairs lounge.

There is a separate area complete with sliding doors, which can be used as an office / workstation area. Wood effect flooring gives a light and airy feel and there is a designated TV point with pre installed wall bracket.

Bedroom 2

9'7" x 11'6"

The second bedroom gives a similar layout to the first, however this room also benefits from an en-suite shower room. Decorated neutrally and fitted with new carpets make for a very stylish room. TV point with pre installed wall bracket and Velux window finish off the room. The en-suite has a newly installed shower, toilet and hand basin.

WC

A conveniently situated cloakroom with toilet and hand basin serves the ground floor as an additional benefit.

Landing.

Leading up to the first floor is an elegantly designed staircase with wooden handrail and glass panelling. On the first floor is the rear entrance to the property allowing a second spacious entrance point.

Kitchen

6'11" x 13'10"

A long galley style kitchen, with modern fitted base and wall units. Integrated appliances include electric hob, oven and microwave with freestanding dishwasher. There is also a large recessed area for a freestanding fridge and freezer. Wood style floors and neutral colourway make for a stunning social room to prepare and entertain in.

Lounge / Diner

16'3" x 12'11"

Just off the kitchen is the lounge/dining room, light and spacious with views of the surrounding Coniston landscape to be seen from all windows. Wood effect floors and neutral decoration will complement any furniture. Other features include a multifuel stove and TV point with wall mounted bracket.

Bedroom 3

12'9" x 16'4"

On the second floor you will find a self contained bedroom and en suite shower room, having all the features of bedroom two plus some great views of the surrounding landscape.

Outside

Maple Cottage benefits from a generous outside area, ample parking for two vehicles in dedicated bays, plus the ability for more parking down the side of the property. To the rear is an enclosed garden that has paved and turfed areas, perfect for entertaining and relaxing.

Directions

On entering Coniston from Yewdale Road continue through the village over the bridge passing the petrol station which is on the left, take the next right into Station Road and proceed towards "The Sun" pub, when the road forks take a right and then directly left, you will find the property on your left hand side.

Council Tax Band

Awaiting banding by local council

Services

All mains services connected. Gas central heating.

EPC Rating

B

Any Other Information

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.

LOCAL OCCUPANCY CLAUSE - Local Occupancy Restrictions Set By The Local Planning Office Apply. Please ask agent for more details.



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Total Area = 119.25 Sq. Metres



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.

