



# Kirkbeck Hall

Lake Road, Coniston, LA21 8EW

Guide Price £350,000

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Kirkbeck Hall is a substantial traditional Lakeland property being stone built with a pitched slate roof. A highly versatile property which has had various uses over the years including a place of worship and more recently a workshop. The property is a wonderful refurbishment project.

This property is highly flexible whether as a commercial entity or could possibly be converted into one or more residential properties subject to relevant planning permissions. Although currently providing ground floor only accommodation of approximately 1300 square feet there is potential to add additional floors to the building due to the very high ceilings.

Occupying an excellent level position being only a short 200 yard walk to the wide variety of amenities within the village including doctors, post office, Churches and Lakeland Inns whilst Coniston also has the benefit of both a primary and secondary school. Coniston is famous for it's connections to Donald Campbell and John Ruskin.

### The Building

The property is accessed via a double doors leading into the entrance hall. Which subsequently leads to the principle room with multiple window creating a dual aspect, with attractive views towards Coniston Old Man. Plumbing for a WC with wash hand basin. The vast ceiling height allows for additional floors to be created. There is also a secondary room off the entrance. Although the property is currently for sale, the client would consider renting as a commercial property.



### Outside

The property has private parking including a detached garage. Small grass area.

Please note the attached property has a pedestrian right of way across the land on the footpath to their dwelling.

### Tenure

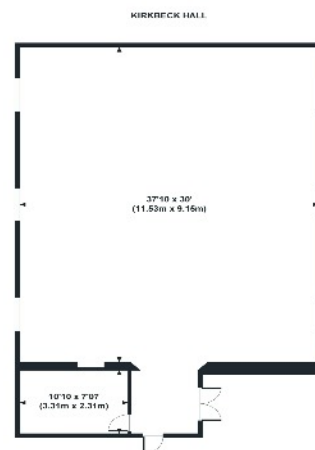
Freehold

### Directions

From Ambleside head west on the A593 signposted Coniston. As you enter Coniston proceed down the main street, as you approach the bridge with Barclays Bank directly in front of you, turn left and immediately right past the Church on the left and the property is approximately 200 yards on the left hand side.

### Services

Mains water electric and drainage are connected. 3 Phase electricity (old)



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1301 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1301 SQ FT / 120.87 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.

