



Braeside

Kitchen Syke, Torver, Coniston, LA21 8BD

Guide Price £700,000



BRASESIDE

KITCHEN SYKE, CONISTON

The sale of Braeside represents an excellent opportunity to purchase a superb well presented and proportioned four bedroom and two bathroom split level detached property. A quirky property nestled in a gently elevated position backing onto open countryside, spread over four levels with generously proportioned rooms including two reception rooms. Enjoying attractive fell and country views, mainly to the rear (west facing) with private garden, off road parking and double garage.

Originally built in the 1990's as a family residence and has subsequently been used as a highly successful and well established 4* holiday letting property let via Sykes cottages. It is sold with all forward bookings and the majority of contents. The property achieves a gross income of circa £20,000 per annum with the potential to increase this.

Although presently a successful holiday let, it would be equally suitable as an ideal family or retirement property and will suit a variety of buyers. The property does benefit from an additional piece of land which is available by separate negotiation, situated adjacent to the property.

Torver is a small rural hamlet set within the Lake District National Park approximately 2 miles south of the popular village of Coniston just west of Coniston Water made famous for its connections with Donald Campbell, John Ruskin and Arthur Ransome. Set within a lovely unspoilt area from which the central Lakes is easily accessible, it is also convenient for the busy market town of Ulverston and transport routes on the A590 trunk road providing good access to the M6. Fast trains from Oxenholme reach London in 2.5 hours.

The property is well placed to enjoy the countryside with a large variety of walks and outdoor activities from the doorstep and is in walking distance to two welcoming Lakeland Inns. Also the village of Coniston is close by providing a wide variety of amenities including shops, petrol station, Churches and school.



Accommodation

Steps leading up to UPVC glazed arch and side panels and front door leading into:

Hallway

Attractive entrance comprising of tiled floor and high ceiling. Open staircase with under stair cupboard, leading to:

From the entrance, access into the inner hallway which has a cylinder cupboard with useful shelving. Leading to:

Rear Bedroom One

A lovely dual aspect L shaped double room with rear patio door with stunning views over the garden and the surrounding country side.

Front Bedroom Four

Good sized single room, currently used as a bunk room with views over the front garden.

Shower Room

Spacious three piece suite comprising of corner shower cubicle, WC and pedestal wash hand basin. Half wall tiled and fully floor tiled with illuminated mirror, electric shaving point and heated towel rail.

Bathroom

Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and WC. Majority wall tiled and fully floor tiled with heated towel rail and extractor.





First Floor

Landing leading into:

Kitchen

A contemporary selection of white wall and base units with 1.5 stainless steel sink and mixer tap. Integrated appliances include four ring electric hob and oven with extractor hood. Free standing fridge/freezer and dishwasher. Part wall tiled with fully tiled floor and heated towel rail. The kitchen benefits from lovely west facing views to the rear facing Coniston Old Man. Leading through to:

Utility Room

Highly useful room comprising of work top and double wall unit, plumbing for washing machine, tiled floor and rear UPVC door. Housing consumer unit.

Living Room

Charming generous room with feature multi fuel stove set on tiled hearth and surround with oak mantel piece. TV point. Arch way leading through to an additional element of the living room, looking over the front which was formally part of the external terrace enjoying attractive country views.



Dining Room

Open plan with the living room, it benefits from double patio doors giving lovely west-facing views over the garden towards the surrounding countryside.

Half Landing

With eaves storage and Velux window.

Leading to:

Cloakroom

WC, vanity unit with wash hand basin and part wall tiled.

Bedroom Three

Excellent double room with laminated floor and eaves storage with Velux window.

Staircase leading to:

Top Floor

Generous cupboard space with additional eaves storage. Leading to:

Bedroom Two

Good sized double room with additional eaves storage, twin Velux windows looking towards excellent west facing country views.





Outside

The property is approached by a private graveled drive with parking for two vehicles. With double garage with twin up and over doors. Presently used as a games room with pool table and also housing the euro star oil central heating boiler.

Adjacent to the garage there is an enclosed lockable wood store. The front garden has numerous paved and graveled paths meandering round the garden with well established selection of mature shrubs and bushes. Leading round to the side and rear garden enjoys a delightful west facing aspect, with patio area housing the oil tank. A slightly elevated decked area overlooking a terrace which enjoys feature table and benches. Towards the rear of the garden there is a highly useful potting shed, and additional natural area with stunning fell and country views. The rear garden also benefits from an external water tap.

Directions

Head south from Coniston for approximately 2 miles arriving in Torver, turn right at the Wilson's Arms, veer left and the property can be found on the right hand side.

<https://what3words.com/ramble.curbed.dignify>

Services

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

Tenure

Freehold.

Rateable Value

£6,100.00. Actual amount payable £3043.09 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

Broadband

80 Mbps download speed (based on Ofcom.com results)

Braeside

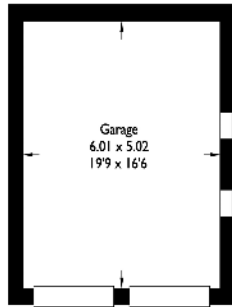
Approximate Gross Internal Area : 168.11 sq m / 1809.52 sq ft

Garage : 30.17 sq m / 324.74 sq ft

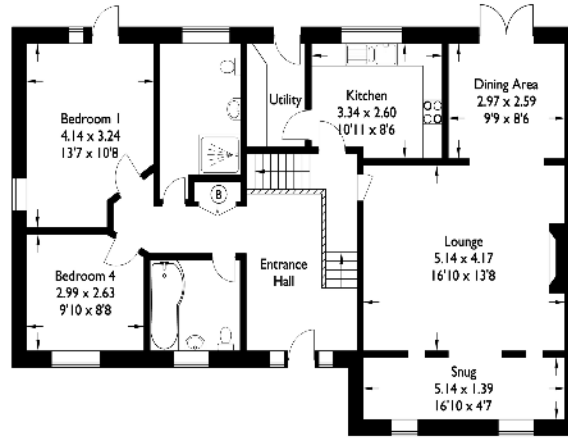
Total : 198.28 sq m / 2134.26 sq ft



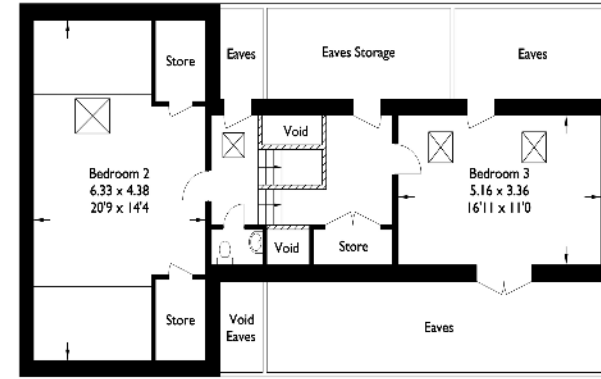
----- Restricted Head Height



Garage



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		

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.

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