



Jacksons Barn

Water Yeat, Coniston, LA12 8DJ

Guide Price £475,000



JACKSONS BARN

WATER YEAT, CONISTON

A wonderful opportunity to acquire a traditional barn extensively renovated and modernised to a superb standard and high specification. Forming part of a delightful small development of six properties.

The property is complimented by both traditional features and materials along with modern appointments and fittings all in a stylish manner. A quirky property spread over three floors with various split levels offering generously proportioned accommodation with feature large open plan kitchen diner, with beautiful high vaulted ceilings with exposed beams, dual aspect lounge with feature original external barn doors, with two spacious double bedrooms both ensuites. Communal designated parking for two vehicles, low maintenance private garden/terrace with attractive country views.

The current owners let the property through Airbnb as a one-bedroomed property when they are not occupying it themselves. They lock certain cupboards and the second bedroom to store their personal possessions. The property could be let as a two-bedroomed property for increased income potential. The property is being sold with the majority of contents.

This popular development is situated at Water Yeat which is a small hamlet on the South tip of Coniston Water, one of the most well known Lakes in the National Park renowned for it's connection to Donald Campbell, John Ruskin and Arthur Ransome's Swallows and Amazons. There are an abundance of walks and bike rides from the doorstep as well as a local public house situated approximately 1 mile away. The popular market town of Ulverston is only a 10-15 minute drive away with thriving shops and the train station giving access to London.

The property has the advantage of planning stipulation as a holiday let only.

The property also has recent planning permission (July 2023) for 3 large rooflights should any new owners want to take advantage of further mountain views.



Traditional stone steps with wrought iron rail leads to the front wooden door.

Entrance

A welcoming wide hallway with feature curved wall, exposed beams, high semi apex ceiling and views over to the surrounding countryside. Rich dark wooden flooring throughout on this level.

Steps leading to;

Kitchen/Diner

15'10 x 17'9 (4.83m x 5.42m)

Amazing, generous open space with high vaulted ceiling and an abundance of original trusses and beams. The mezzanine kitchen diner is a very social space with a cosy snug attached. With hint of teal, contemporary painted shaker base and larder units with quality contrasting granite worktop and upstands. Deep windowsills with views over towards surrounding countryside. Integrated quality Bosch appliances, 60/40 fridge freezer, electric oven, induction hob, stainless steel extractor hood, washer dryer and dishwasher. Stainless steel sink unit with mixer tap.

Snug

14'4 x 7'2 (4.39m x 2.20m)

Steps down to cosy snug, a perfect space to enjoy the social element of a semi open room to the kitchen. Inset quirky original feature shelf and wonderful views from the window seat to the surrounding countryside.

Open ballustrade of painted and dark wood and steps leading down to;

Living room

10'5 x 17'3 (3.19m x 5.8m)

A wonderful space with high vaulted ceilings and dual aspect full length windows from side to side, together with stone flagged flooring, original beams, TV point and wall lights. A feature multifuel log burner sat on a slab of stone with an exposed black flue expanding the full height of the room. Traditional open stone walls in the glazed porch with additional panels for light at the rear of the property brings the outside in, cobbled pathway and has the original barn door that opens up to the rear gravelled courtyard.

Wooden steps lead down to the lower floor.

Understair cupboard providing useful storage.





Bedroom One

11'7 x 8'9 (3.55m x 2.68m)

Double dual aspect room with a feature curved wall and an exposed small inset shelf with beam and dark wooden flooring.

En Suite

Three piece white suite with large double shower cubicle with glazed sliding doors and marble effect shower panels. Wall hung WC and wash hand basin with chrome mono tap. Illuminated shaver point and mirror. Recessed quirky shelf.

Bedroom Two

17'4 x 7'11 (5.29m x 2.43m)

Large dual aspect family room with dark wooden flooring and TV point.

En Suite

Three piece white suite comprising of panelled bath with shower over, shower panelled walls and glazed shower screen. WC and pedestal wash hand basin with chrome mono tap. Wood effect flooring and quirky slit window with shutter. Illuminated shaver point and mirror.





Outside

To the front there is a wooden painted gate and paved patio with Lakeland stone boundary walls and undercover seating area. Boiler. To the rear a gravelled patio area with Lakeland stone boundary walls and views to the open countryside. Oil tank. Private parking for two at the rear of the development.

Directions

Travelling from the south on the A590 at Greenodd take the second exit at the roundabout signposted *Coniston*. Travel through Penny Bridge and turn right onto the A593 signposted *Torver and Coniston*. As you enter Water Yeat veer first left and continue along the side road and after approximately 100m the property can be found on the left, with parking to the rear. Alternatively from the north and Coniston village, head towards Torver and turn left at the T junction and continue over Torver Common alongside Coniston Water, continue to Water Yeat and turn right on to the side road and property can be found on the right.

<https://what3words.com/sparkle.quoted remainder>

Local places of interest include Brantwood (once home to John Ruskin, one of England's greatest art critics, thinkers and social reformers) and the Ruskin Museum in Coniston which tells the *Story of Coniston*. Coniston has a selection of essential shops and general service providers including a Co-op general store, doctors' surgery, chemist and petrol filling station. There are primary and secondary schools (aged 11 – 16 years).

Tenure

Leasehold 999 years from 2020 with an annual service charge of £200 per quarter, this includes building insurance and communal areas. Please note that the Freehold is owned by the Management Committee of which the owner of Jacksons Barn owns 1/6 share.

Services

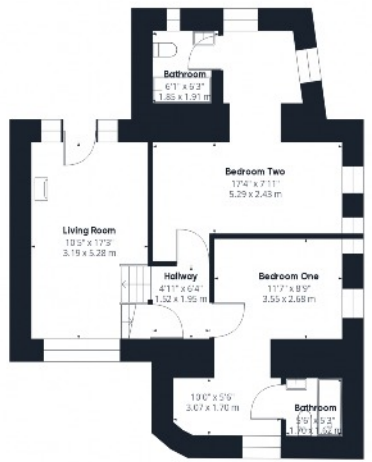
Mains water and electricity. Oil fired central heating. Shared private drainage.

Rateable value

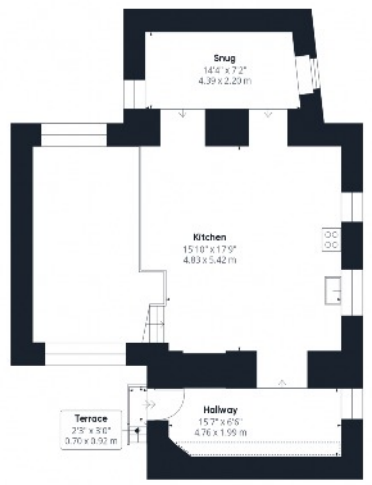
£2,400.00. Actual amount payable £1,946.10 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

Broadband

Ultrafast 1000 Mbps download speed (based on Ofcom.com results)



Floor 0



Floor 1

Approximate total area⁽¹⁾	1240.39 ft ² 115.24 m ²
Reduced headroom	17.48 ft ² 1.62 m ²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE 360



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.