



Swallowdale, 2 Ash Gill Cottages

Torver, Coniston, LA21 8BE

Guide Price £400,000

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Torver, Coniston

Sale of a superbly proportioned and well presented three bedroom, two bathroom link detached property. Nestled on a attractive plot with private drive with generous parking, manageable garden and attractive country views.

A 1980's property that offers spacious accommodation enjoying large sitting room with patio doors to the rear, with space for a large table, whilst there is an attractive kitchen/diner to the front. All three bedrooms are well proportioned, equally suitable as doubles or twins with one en suite and one house bathroom.

The property will suit a variety of buyers whether as a permanent family or retirement home or second home/holiday let. The property is currently a well established letting property via Sykes Cottages, generating approximately £25,000 pa. Some contents are available by separate negotiation.

The property is situated in Torver which is approximately 2 ½ miles south of the popular Lakeland village of Coniston which is well known for its connections to John Ruskin and Donald Campbell. There are two public houses close by with a wider variety of amenities at Coniston including cafes, shops and bank. Additionally there are endless fell and country walks from the doorstep.





Accommodation

Glazed front door leading into:

Wide Hallway

Oak floor, open banister rail and useful cloaks area. Concealed consumer unit, Hive central heating controller. Storage cupboard.

Cloakroom

WC, wash hand basin and extractor fan.

Kitchen/Diner

Attractive light and airy room with a selection of contemporary wall and base units. Sink unit with mixer tap, four ring electric hob and oven with extractor hood. Freestanding dishwasher, washing machine, dryer and fridge/freezer. Part wall tiled and lovely views towards the front to Coniston Old Man.

Sitting/Dining Room

Delightfully spacious L shaped room with sliding patio doors. Wood burning stove set on a slate hearth, TV point and south facing views towards the garden.





First Floor Landing

Airing cupboard housing the hot water cylinder with shelving.

While not fully boarded, the loft is currently used for storage and offers tremendous potential for additional storage space. Housing the boiler and light switch.

Rear Bedroom One

Good sized double room with delightful south facing country views over the rear garden.

En Suite

White three piece suite comprising of WC, pedestal wash hand basin, shower cubicle, partially panelled walls, electric light switch/shaver point.

Rear Bedroom Two

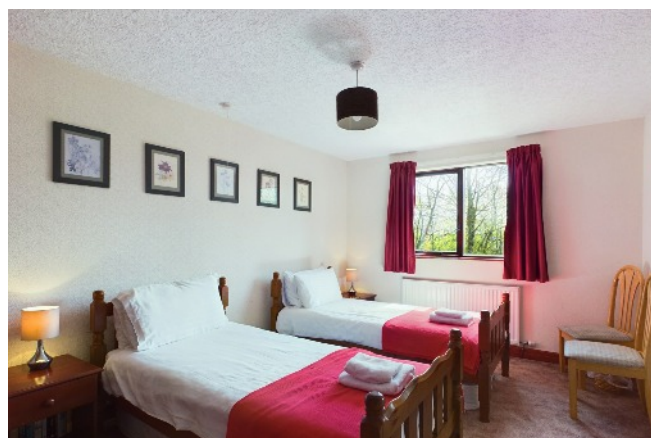
Spacious twin room with fitted wardrobe and dresser. South facing country views over the rear garden.

Front Bedroom Three

Substantial twin room with fitted draws and wardrobe. Lovely views over the rear towards Coniston Old Man.

House Bathroom

White three piece suite comprising of paneled bath with shower over, vanity wash hand basin, WC, partially wall tiled, extractor, shaver point and chrome heated towel rail.





Outside

Approached by a private substantial graveled drive with parking for at least 5/6 vehicles. The driveway extends through pedestrian gated access, leading to the rear garden which benefits from an enclosed south facing garden with bordered hedges. Paved patio giving a delightful aspect, manageable lawn and housing the LPG tank.

Directions

Proceed south from Coniston for approximately 2 ½ miles arriving in Torver, continue past St Luke's Parish Church on the left hand side and The Wilsons Arms on the right. Turn immediately right after The Wilsons Arms veering left and the property is third on the left hand side.

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Tenure

Freehold.

Services

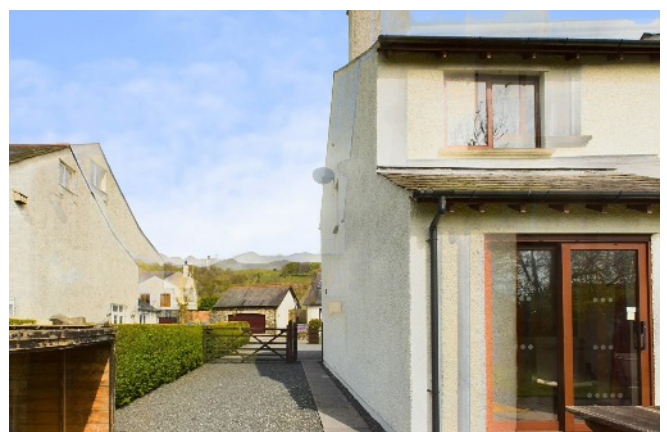
Mains water electric and drainage. LPG gas central heating.

Rateable Value

£3,350.00. Actual amount payable £1,671.65 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

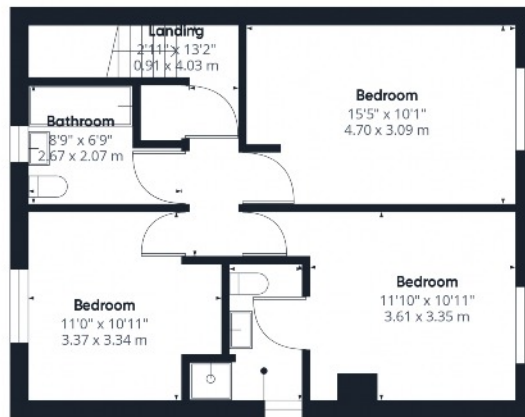
Broadband

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





Floor 0



Floor 1

Approximate total area^①
 1200.11 ft²
 111.49 m²

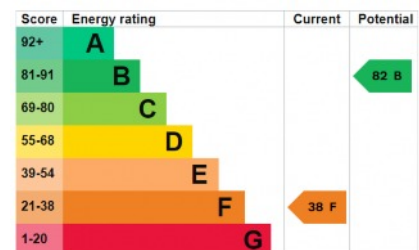
Reduced headroom
 14.82 ft²
 1.38 m²

(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.

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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.

