

Kendal: 22 Miles

Coniston Water: 0.5 Miles

Windermere: 14 Miles

Beck Foot



FOR SALE - £425,000

Two/Three bedroom property in Coniston

Beck Foot, Haws Bank, Coniston, LA21 8AR – Make the Lake District your home with this opportunity to purchase a property on the edge of the village of Coniston, only a short walk from Coniston Water

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MONEY LAUNDERING REGULATIONS UNDER 'THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017' (SI 2017/692), BROUGHT INTO EFFECT IN JUNE 2017:

*In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will **NOT** involve a credit search. Prospective purchasers should bring a photographic ID (passport/driving licence) and a proof of address such as a council tax or utility being not more than 3 months old.*

LOCATION: The house is located on Haws Bank road on the edge of the beautiful Lake District village of Coniston. If you are driving south out of the centre of Coniston on the A593 you will pass The Ship Inn on your right hand side after approximately 0.6 miles, keep driving for approximately 0.2 miles and Beck Foot will be on your left hand side. The property also has a rear entrance that can be accessed via the lane behind the house.

If you are driving west on the A590 from the M6 you would take the right hand turn at Greenodd roundabout. Then after you pass the Farmers Arms on your right hand side bear right onto the A5084 just as you are heading into Lowick Green (this will be signposted Coniston). Follow this road for approximately 6 miles and you will reach a T junction in a village called Torver. Turn right at the T junction onto the A593. Follow the A593 for approximately 1.8 miles and the property will be on your right hand side.

VIEWING:

Viewing is strictly by appointment only. Please contact the selling agents using the details on the front page of this brochure.

Proof of funds must be provided before a viewing appointment will be arranged. This could be in the form of a bank statement or mortgage letter in principle. Please discuss with selling agents.



Description:

The three bedroom property has been extremely well maintained and has an upside down setup with the bedrooms on the lower. The property benefits from a front garden, front driveway and attached single garage which could easily convert into additional accommodation subject to appropriate permissions. The rear of the property also has a private driveway and parking area as well as a two-tier garden and gated access down to the beck in the bottom of the rear garden.

Beck foot offers an excellent opportunity for those looking to purchase a property in the lake district with rural outlooks over the fields to the front and the view of the top of the Coniston Old Man in the winter. The property is only a short 0.5 mile walk down to Coniston Water. The village of Coniston offers many amenities such as a primary and secondary school together with a range of shops, cafes and pubs meaning Coniston is a great place to make the Lake District your home.

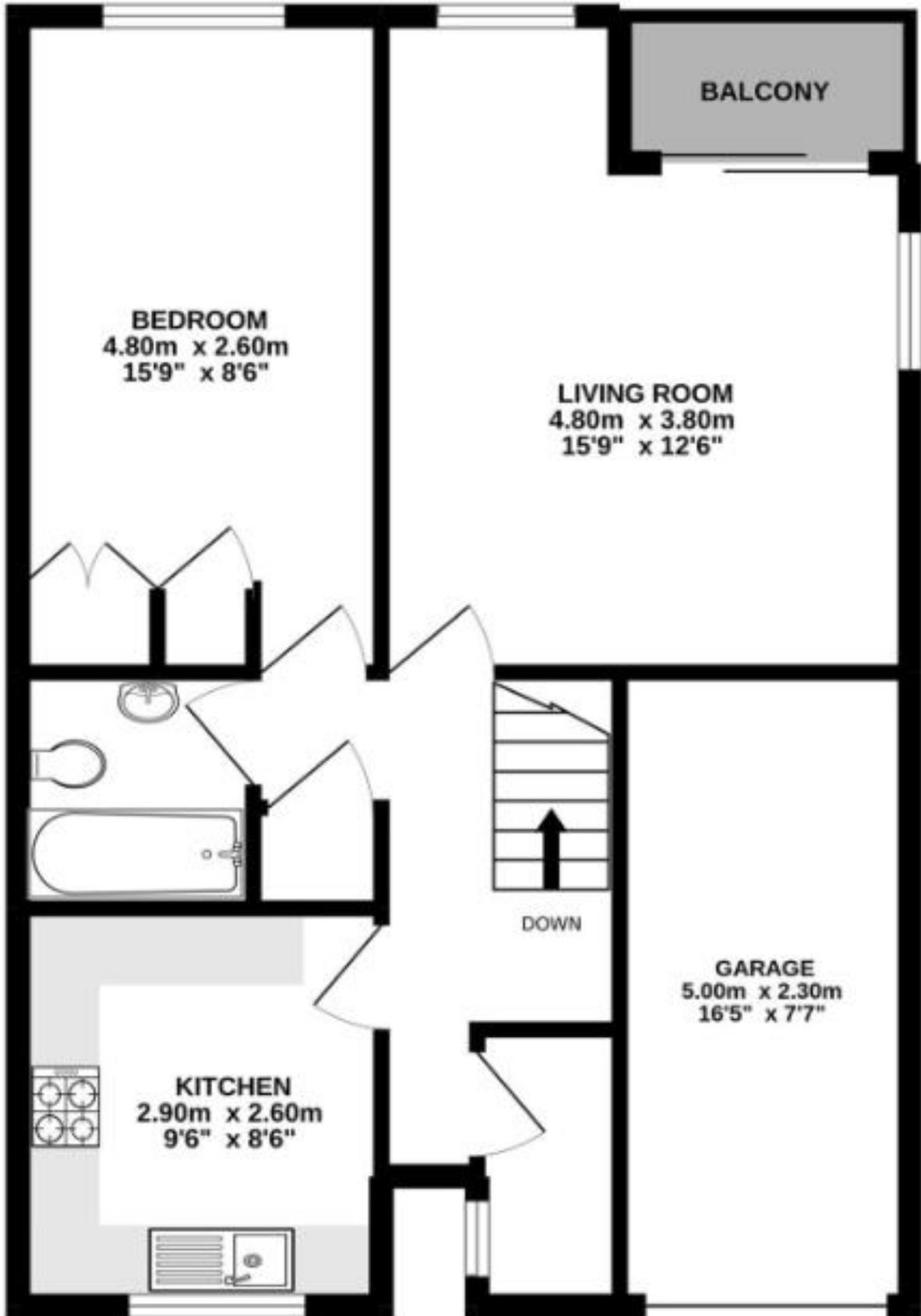
Due to the layout of the house there is also the potential to split the property into two separate units upstairs and downstairs subject to appropriate permission.



Services: The property benefits from mains electric, water, gas and sewerage.

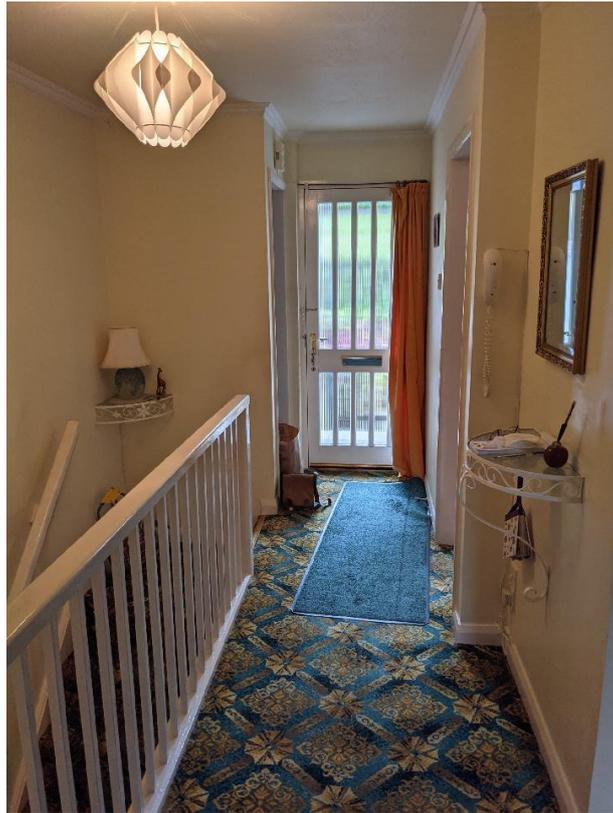
Council tax banding: Council tax band D (South Lakeland District Council).

Upper Floor:



Entrance Hallway:

The entrance hallway offers a bright and inviting space as soon as you enter the property.



Kitchen: 2.9m x 2.6m

The kitchen benefits from an outlook over the fields opposite the house and even gets a view of the top of Coniston Old Man in winter. The fitted units and stainless steel sink are in excellent condition but could be updated if desired.



Bathroom:

The bathroom benefits from a WC, sink and bath. All of which are in excellent working order.



Bedroom: 4.8m x 2.6m

The upstairs room is currently used as a bedroom but was previously used as a dining area as pictured below.



Living Room: 4.8m x 3.8m

The living room with Lakeland slate hearth and fireplace offers light and spacious accommodation and leads to an outdoor balcony with lovely views of the rear garden and stream below.

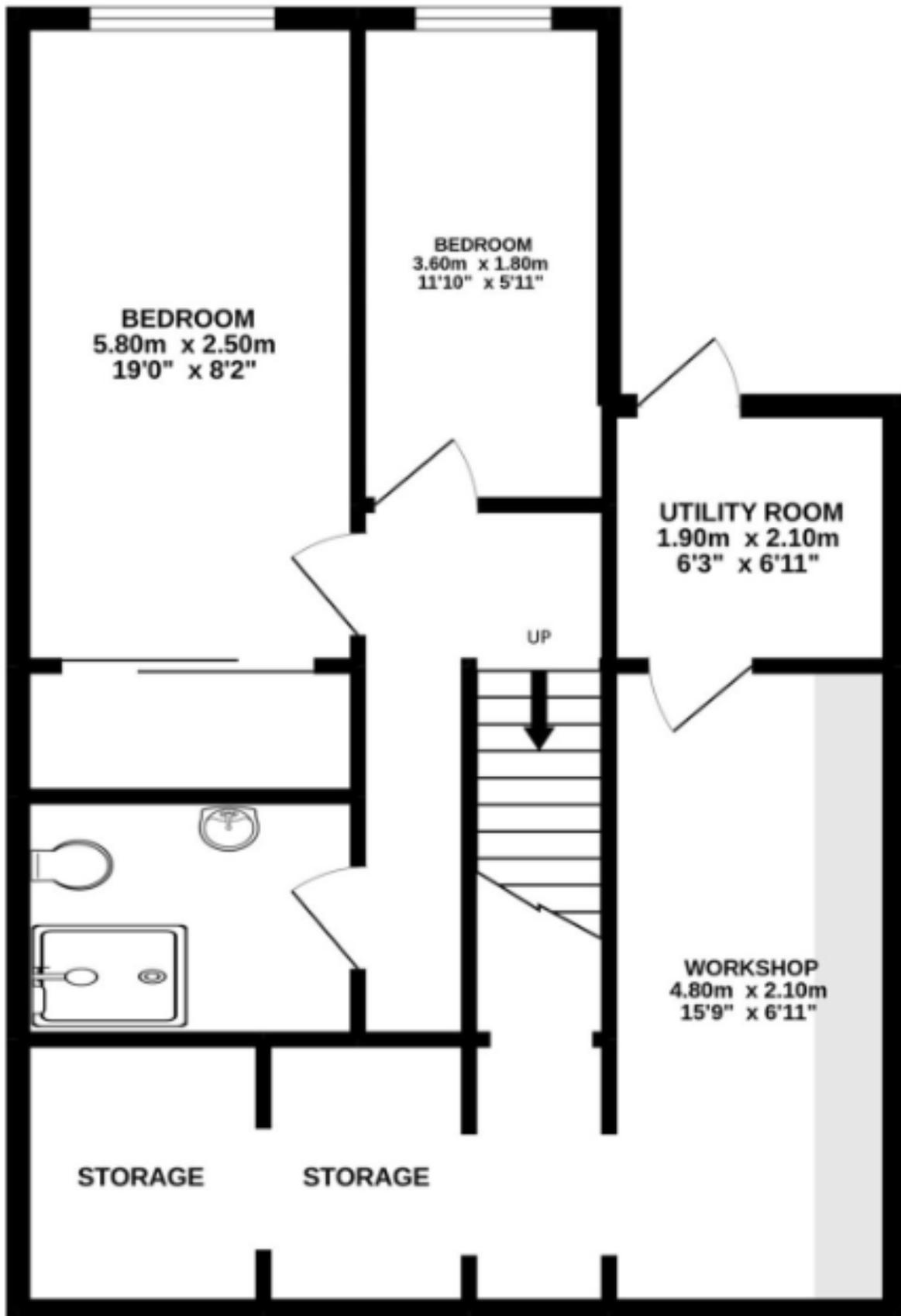


Garage: 5m x 2.3m

Accessed at the front of the property the single garage also has access to an upper storage area.



Lower Floor:



Bedroom: 5.8m x 2.5m

The larger downstairs bedrooms has an outlook over the rear garden and benefits from a large built in wardrobe.



Bedroom: 3.6m x 1.8m

The second downstairs bedroom also looks out onto the rear garden and comfortably fits a single bed and other necessities.



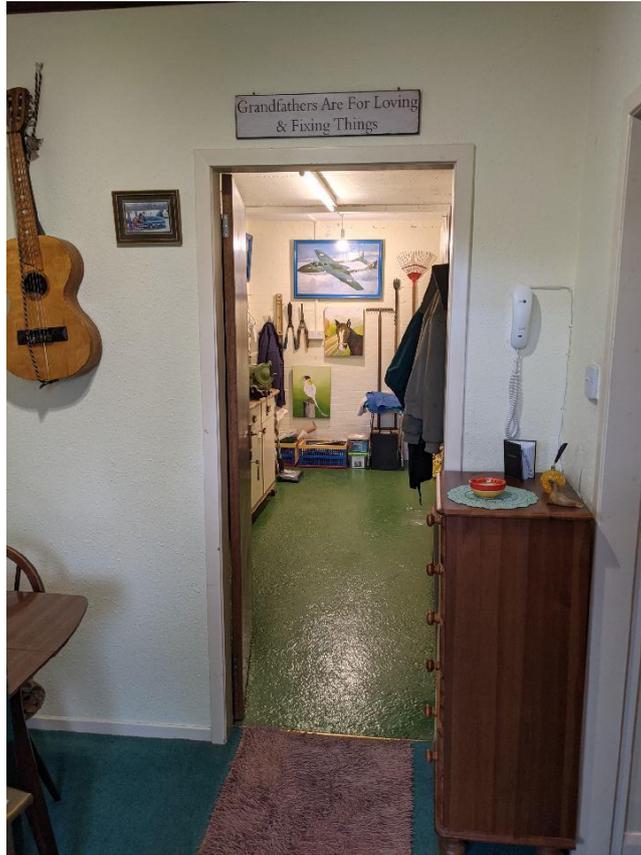
Utility room: 1.9m x 2.1m

The rear entrance rooms offers an excellent space for coming in and out of the rear garden and could easily be transformed into a very useful utility room.



Workshop: 4.8m x 2.1m

The downstairs workshop which is access via the rear entrance/utility area and has ample space for continued use as a workshop, storage or possible conversion into something else entirely. As see on the photo below the workshop extends to the back wall and there is a further storage area that heads off to the right.



Bathroom: The downstairs bathroom benefits from a WC, sink and shower unit.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

GENERAL REMARKS AND STIPULATIONS

LOCAL SERVICE AUTHORITIES:

South Lakeland District Council: South Lakeland House, Lowther St, Kendal LA9 4UF

Electricity North West: Parkside Road, Kendal. Tel (01539) 721 301

United Utilities Water PLC: Haweswater House, Lingley Mere Business Park, Great Sankey, Warrington. Tel 0845 746 2255

PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

TENURE AND POSSESSION:

The land is freehold and vacant possession will be given on completion or earlier by arrangement.

FIXTURES AND FITTINGS:

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

CONDITIONS OF SALE:

The Conditions of Sale WILL NOT be read out at the Auction Sale, but a copy thereof will be available for inspection at the offices of the Vendors solicitors during normal hours for 14 days prior to the date of the Auction Sale.

INSURANCE

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

