



Hollace

Torver, Coniston, LA21 8BH

Guide Price £680,000

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Torver, Coniston

The sale of Hollace represents an excellent opportunity to purchase a superbly and enviably positioned three bedroom detached bungalow. Situated on a magnificent plot with a delightful private garden, breathtaking panoramic fell and country views across the valley towards Coniston Old Man and the Coniston fells. Originally built in the 1960's Hollace is substantially and well constructed with blocks under a pitched slate roof. The property has been lovingly cared for and benefits from recent internal and external painting, new carpets and new fascias. To be sold with forward bookings and all contents other than a few personal items.

The property could easily be reconfigured, extended and possibly benefit from a loft conversion to create a fabulous dwelling. With adjoining double garage/workshop and garden which surrounds the property. A light and airy property with stunning large picture windows to the front providing amazing and prominent country views across the well established garden.

The property will suit a variety of buyers as it has been enjoyed in the past as both a family residence and retirement property. Currently being used as a holiday let with www.coppermines.co.uk.

Torver is a small rural hamlet set within the Lake District National Park approximately 1.75 miles south of the popular village of Coniston which provides a wide variety of amenities including shops, petrol station, churches and school. Torver is just west of Coniston Water a popular spot for visitors of The Lakes as the areas third largest lake. Made famous for its connections with Donald Campbell, John Ruskin and Arthur Ransome. To the west of the village stand the imposing Coniston Fells; Coniston Old Man, Wetherlam and Swirl Howe. Paths to Coniston Old Man and Dow Crag are easily accessible with a variety of country walks from the door step. The central Lakes are 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. There are two pubs and a small deli in Torver (5 minutes walk) and the village of Coniston is a 30 minutes walk away with a choice of popular Lakeland pubs, the village brewery and local shops.





Accommodation

Steps leading up to UPVC front door into:

Porch

UPVC double glazing, polished slate floor with internal glazed door leading into:

Hallway

Wide hallway with large airing cupboard housing cylinder. Loft is partially boarded providing excellent storage facility with electric and has potential to expand into and create additional rooms.

Hall leading off to:

Living Room

17'4 x 13'3 (5.28m x 4.05m)

Well proportioned room with a cosy log burner, slate hearth and stone surround. Magnificent views over the adjacent country side over Coniston Old Man, Wetherlam and Swirl How. TV point.

Kitchen

12'1 x 9'6 (3.68m x 2.89m)

Selection of wall and base units with stainless steel sink unit with double draining board and mixer tap, electric cooker point, part wall tiled and plumbing for washing machine. Enjoying a quiet and lovely view over the rear garden. Walk in pantry, rear cloaks area, housing electric meter, boiler and consumer unit. Side door leading to:





Secondary Porch

External door with internal access into the garage.

Main hallway leads into:

Front Bedroom One

17'5 x 9'11 (5.31m x 3.02m)

Extremely spacious double room with a comprehensive selection of fitted wardrobes and inset dresser. Stunning panoramic views across the garden with far reaching views towards Coniston Old Man and Wetherlam amongst others.

Rear Bedroom Two

12'10 x 9'11 (3.91m x 3.01m)

Good sized double room with attractive views over the rear garden.

Rear Bedroom Three

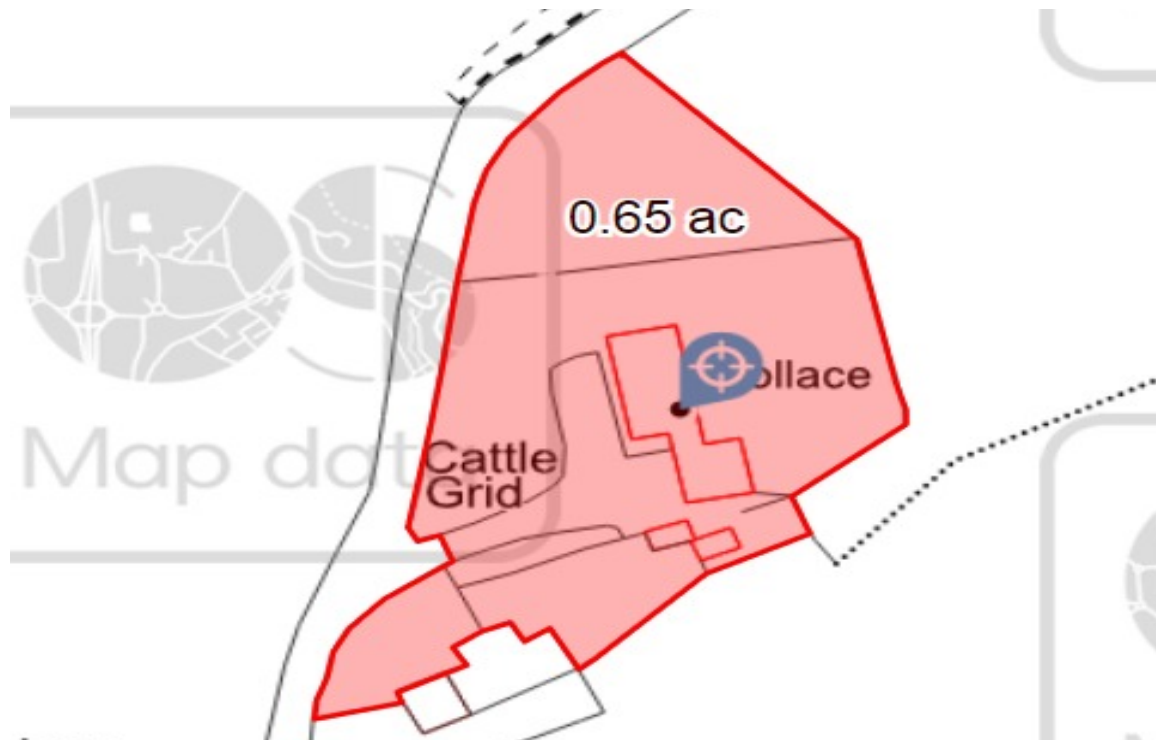
10'5 x 9'5 (3.18m x 2.87m)

Good sized double room.

Shower Room

Wet room with shower and pedestal wash hand basin. Majority wall tiled and floor tiled with extractor fan. Electric under floor heating.

Separate WC.



Outside

Hollace is superbly positioned on a 0.65 acre plot. Approached by a private tarmacked drive, over a cattle grid with a side gate leading to generous parking and turning area. Including a double garage/workshop with electric roller door, with mechanic pit. Separate WC and rear stable door. Hot tub perfectly positioned to enjoy the spectacular mountain views.

The extensive and delightful gardens surround the property with a mixture of well established mature shrubs and bushes along with more natural areas to the side and rear. With various vantage points providing magnificent panoramic fell and country views.

Services

Mains water & electricity. Private drainage. LPG central heating. Interlinked fire alarm system and Google nest installed to control heating.

Tenure

Freehold.

Council Tax Band

E

Broadband

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

What3words

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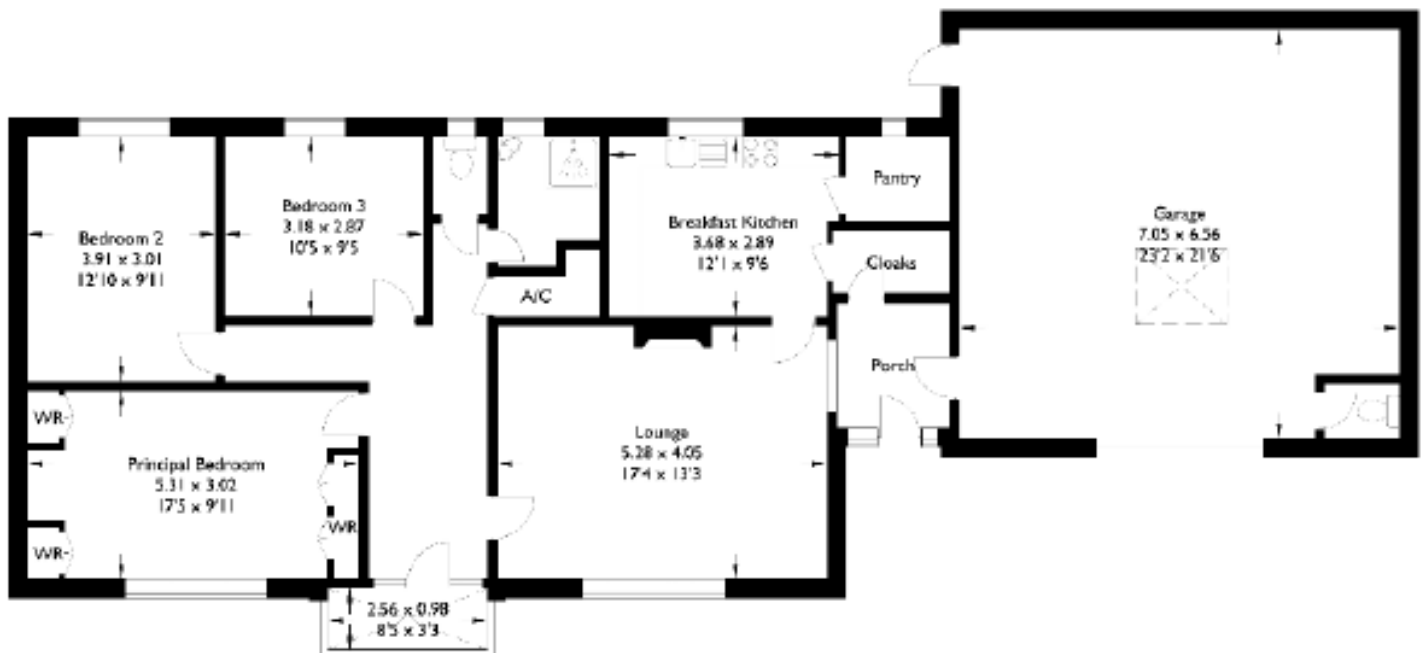
Directions

Head South from Coniston for approximately 1.5 miles arriving in Torver, turn left after the Public House, continue over the bridge and turn first left again and the property is slightly elevated and set back on the right hand side.

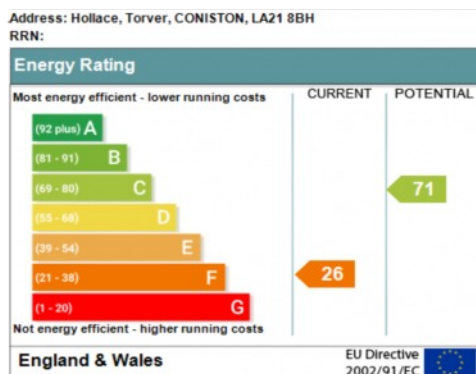


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Approximate Gross Internal Area : 102.69 sq m / 1105.34 sq ft
 Garage : 46.24 sq m / 497.72 sq ft
 Total : 148.93 sq m / 1603.06 sq ft



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.



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.