



# Quarrymans Cottage | Coniston



## Welcome home to Quarrymans Cottage...



## QUARRYMANS COTTAGE

Nestled within the very heart of the highly sought after Lake District village of Coniston, Quarryman's Cottage, 8 Ruskin Avenue, is a beautifully renovated three bedroom Victorian home arranged across three floors, blending timeless character with carefully considered contemporary styling. Positioned within a quiet residential setting just moments from the village centre, the property enjoys breathtaking fell views, private parking, a garage and charming outdoor spaces, making it ideally suited as a permanent residence, holiday retreat or lifestyle investment within the Lake District National Park.





Property Type:

*Terraced*

Square Footage:

*1060<sub>ft</sub>*

Council Tax Band

*C*

EPC Rating

*D*

Tenure

*Freehold*











Sleep 000

Soothe 000

Sanctuary 000







Cook 000

Create 000

Connect 000





Relax<sup>000</sup>  
Recharge<sup>000</sup>  
Reconnect<sup>000</sup>







Refresh  
Relax  
Rejuvenate





# Why Coniston?

LIVING IN CONISTON OFFERS A LIFESTYLE THAT MANY ONLY EXPERIENCE WHILST ON HOLIDAY. NESTLED BETWEEN THE DRAMATIC SLOPES OF OLD MAN OF CONISTON AND THE SHORES OF CONISTON WATER, THIS PICTURESQUE LAKELAND VILLAGE COMBINES BREATHTAKING SCENERY WITH A STRONG SENSE OF COMMUNITY AND AN ENVIABLE OUTDOOR LIFESTYLE.

FOR THOSE WHO LOVE THE OUTDOORS, FEW LOCATIONS CAN RIVAL CONISTON. WALKING, CYCLING, SAILING, PADDLEBOARDING, KAYAKING AND WILD SWIMMING ARE ALL AVAILABLE FROM THE DOORSTEP, WHILST THE SURROUNDING FELS PROVIDE SOME OF THE FINEST HIKING ROUTES IN THE LAKE DISTRICT. THE VILLAGE IS PARTICULARLY POPULAR WITH OUTDOOR ENTHUSIASTS THANKS TO ITS POSITION AT THE FOOT OF THE OLD MAN OF CONISTON AND ALONGSIDE ONE OF ENGLAND'S MOST BEAUTIFUL LAKES.

DESPITE ITS POPULARITY WITH VISITORS, CONISTON RETAINS A GENUINE VILLAGE ATMOSPHERE. RESIDENTS ENJOY A THRIVING LOCAL COMMUNITY, EXCELLENT PUBS, CAFÉS, INDEPENDENT SHOPS, A PRIMARY SCHOOL AND A VARIETY OF SOCIAL AND RECREATIONAL ACTIVITIES THROUGHOUT THE YEAR.

THE VILLAGE IS STEEPED IN HISTORY, WITH A RICH HERITAGE OF COPPER MINING AND SLATE QUARRYING, AS WELL AS STRONG CONNECTIONS TO FIGURES SUCH AS JOHN RUSKIN AND DONALD CAMPBELL. THIS FASCINATING PAST ADDS DEPTH AND CHARACTER TO EVERYDAY LIFE IN THE VILLAGE.

PERHAPS MOST IMPORTANTLY, CONISTON OFFERS A QUIETER AND LESS COMMERCIALISED ALTERNATIVE TO SOME OF THE LAKE DISTRICT'S BUSIER DESTINATIONS. THERE IS A TIMELESS QUALITY TO LIFE HERE, WHERE SPECTACULAR SUNSETS OVER THE FELS, MORNING WALKS BESIDE THE LAKE AND A CLOSE CONNECTION TO NATURE BECOME PART OF EVERYDAY LIVING RATHER THAN A SPECIAL OCCASION.



# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

The Bluebird Cafe enjoys wonderful views close to Coniston Water and is ideal for breakfast, brunch or a leisurely lunch.

## The Closest Shops

Coniston Co-operative Society for groceries, fresh food and household essentials.

SPAR Coniston for convenience shopping and longer opening hours.

## Somewhere Nice to Walk the Dog?

You can access The Lake and Coniston Old Man right from your door, If it's with your four-legged friend or not!

## The Closest School?

Coniston C of E Primary School is the village primary school and is within walking distance of most of the village. John Ruskin School provides secondary education and sixth form provision, also located within the village.

## A Refreshing Pint?

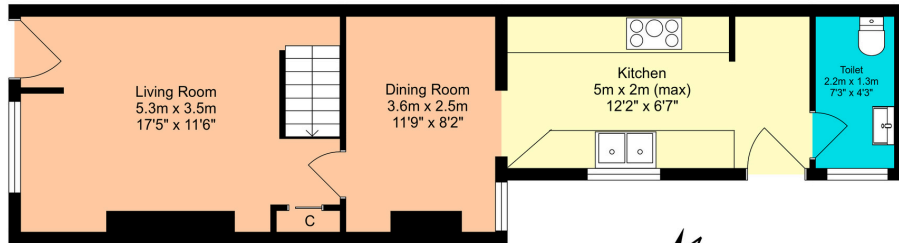
Crown Inn, Coniston is a traditional Lakeland pub with a warm atmosphere, local ales and hearty food.





# Total Floor Area 1060 sq.ft approx.

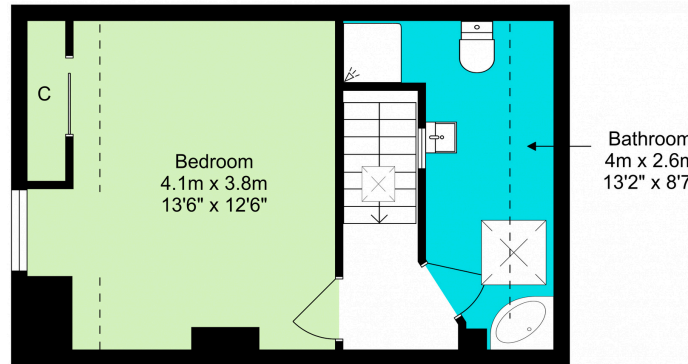
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



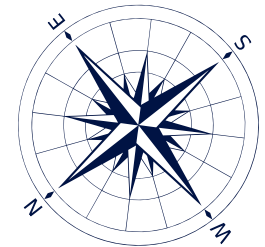
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563**