

**HACKNEY
& LEIGH**
Sales



Low Rigg Barn, Kendal

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View to the Distant fells



Low Rigg Barn



Rear Garden

Low Rigg Barn

£315,000

Low Rigg Barn

Garth Row

Kendal

Cumbria

LA8 9AT

A delightful and surprising stone and slated detached barn situated in the quiet hamlet of Garth Row on the outskirts of the market town of Kendal enjoying fine views over the unspoilt local landscape and distant fells. The layout is easy to manage with two bedrooms and two bathrooms, an open plan living room with wood burning stove and a fitted kitchen. A home that offers warmth and character along with easy to manage gardens and perhaps most importantly private parking for two/three cars.

Low Rigg Barn occupies a delightful rural location surrounded by rolling countryside, on the northerly fringe of the market town of. Whether for permanent or second home use this attractive property is well presented and has easy access to the Lake District National Park and is a short drive to the mainline railway station of Oxenholme.

Description: A superbly finished and beautifully presented barn conversion of style, located in a delightful rural hamlet on the outskirts Kendal - with fine open views to the distant Lakeland fells. A property that really is ready to move into and enjoy. The well planned layout boasts a modern bathroom and two good bedrooms, one with an en-suite shower room and a most attractive open plan living room and fitted kitchen. An ideal permanent home or for those seeking a second home in the Lake District. The next step is an appointment to view.

Accommodation with approximate dimensions:

Entrance Level

Entrance Hall light and airy with UPVC double glazed door and full height side panel and window to the stairs with deep sill and open views. Exposed lintels, two radiators and open staircase to lower ground floor. Useful shelved linen cupboard. Glazed door and side screen to:

Splendid Living Room 20' 4" x 13' 8" (6.2m x 4.17m) a delightful room with vaulted ceiling and exposed truss and purlins and three UPVC double glazed windows enjoying open views across the surrounding countryside to the distant Lakeland fells. Attractive green slate fireplace and hearth with multi fuel stove, three radiators and TV aerial point. Open to:



Splendid Living Room with Fine Views



Splendid Living Room with Fine Views



Splendid Living Room with Fine Views



Kitchen



Kitchen



First Floor Landing

Fitted Kitchen 10' 1" x 6' 5" (3.07m x 1.96m) with tiled floor and UPVC double glazed window with deep tiled sill. Fitted with a range of wall and base units with complementary working surfaces with inset stainless steel sink and drainer and co-ordinating part tiled walls. Kitchen appliances include; Miele halogen hob and dishwasher and Neff built in oven, microwave. Exposed timbers, alcove for fridge freezer.

Pantry/Utility with tiled floor, plumbing for washing machine, shelving, power and light.

Lower Ground Floor Hallway with beamed ceiling, UPVC double glazed window with deep sill, radiator. Deep wrap round under stairs store cupboard with Boulter boiler, light.

Bedroom 1 12' 2" x 9' 1" (3.71m x 2.77m) enjoying distant views with UPVC double glazed sliding patio door and matching side panel with fitted plantation shutters opening to a sheltered sitting area and a UPVC double glazed window to the side with deep sill. Radiator, exposed beams



Master Bedroom

Bedroom 2 8' 10" x 8' 4" (2.69m x 2.54m) with UPVC double glazed window with deep sill to the rear. Radiator and exposed beams.



Master Bedroom



Bedroom Two

Bathroom with tiled floor, UPVC double glazed window, extractor fan and down lights. A three piece suite comprises; panel bath with tiled splash back, pedestal wash hand basin and WC. Shaver and light point, radiator.

En-Suite Shower Room with part panelled walls and UPVC double glazed window with deep sill. A three piece suite comprises; corner wash hand basin, WC and tiled cubicle with electric shower. Extractor fan, vertical towel radiator and down lights.

Outside: The barn has the benefit of a gravelled parking area with space for three vehicles. The gardens have been landscaped for ease of maintenance and are lovingly tendered with a paved courtyard style garden to the front with raised beds, wood and coal store. The herbaceous borders well stocked and planted with a variety of colourful plants and shrubs. To the rear is a gravelled area with timber garden shed and a pergola with trellis work and climbing roses leading through to a further sheltered sitting area with fine views and summerhouse.

Services: mains electricity, mains water. Private shared drainage to septic tank. Oil central heating.

Council Tax: South Lakeland District Council - Band D

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Parking and summerhouse

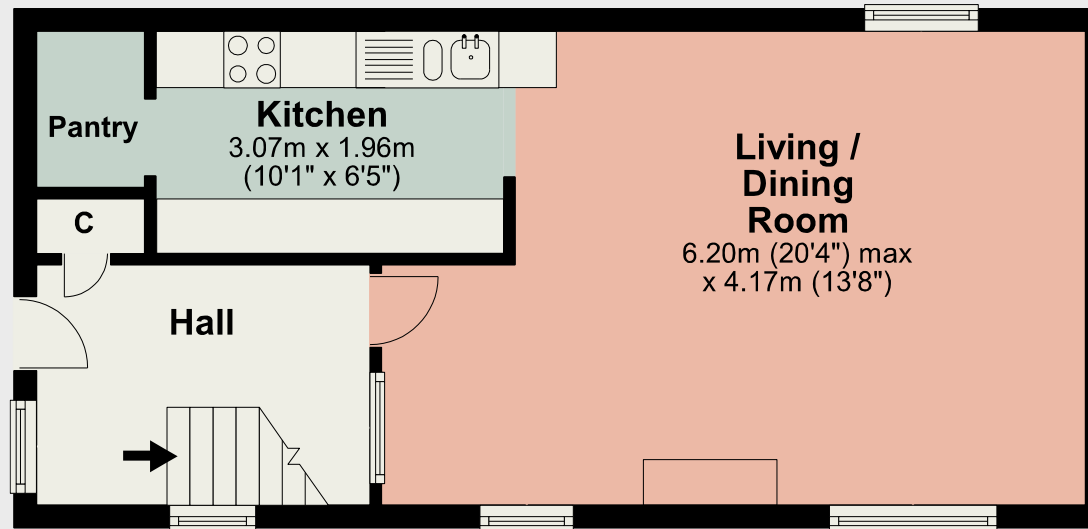


Rear garden area

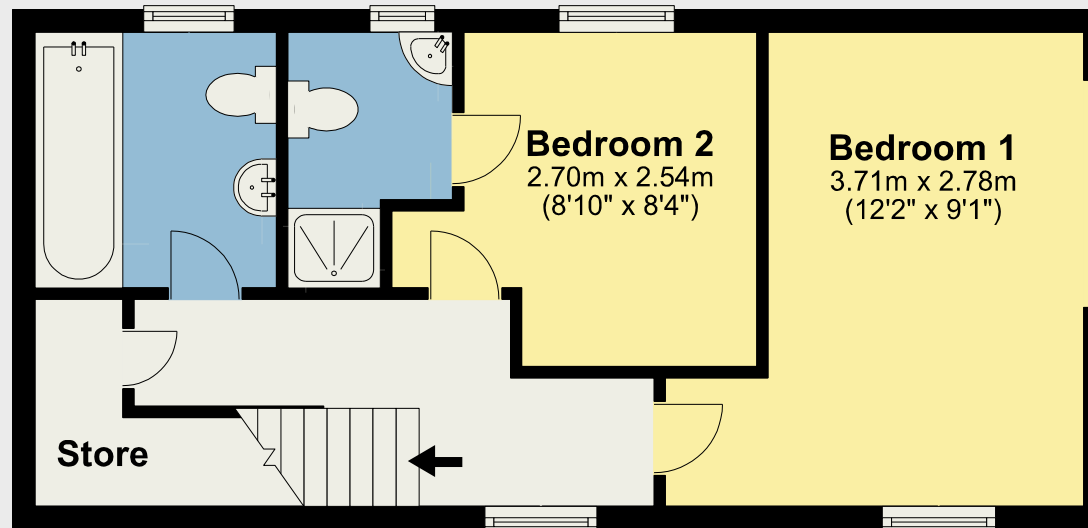


Sheltered sitting area from Bedroom 1

Ground Floor

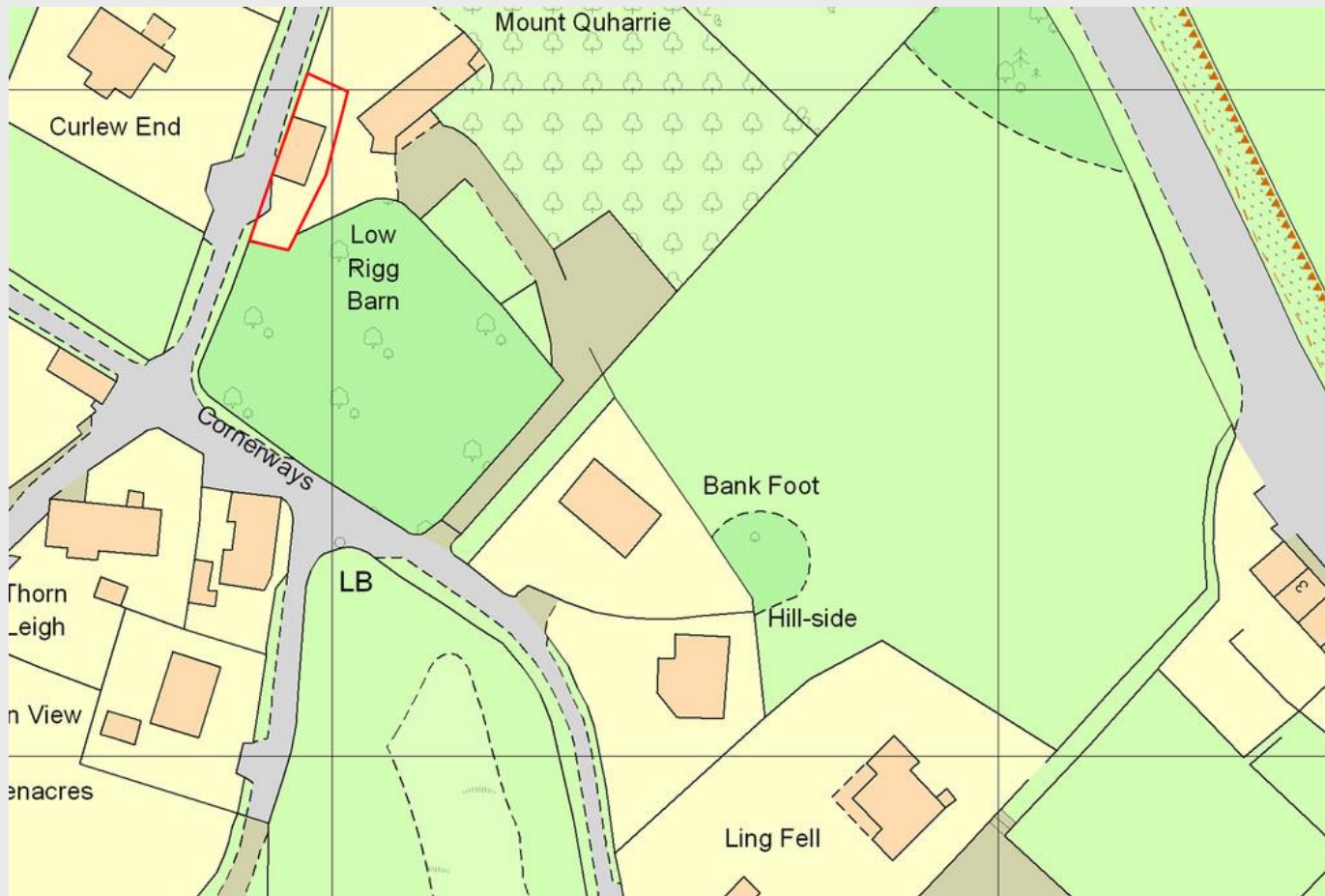


Lower Ground Floor



Total area: approx. 76.9 sq. metres (827.9 sq. feet)

For illustrative purposes only. Not to scale. REF: K6343



Location: The property forms part of the attractive rural hamlet of Garth Row which is about two miles north of the market town of Kendal, just off the A6 Shap Road. Garth Row is surrounded by glorious countryside and is close to the beautiful valley of Longsleddale, which is within the Lake District National Park. There is a highly regarded primary school at nearby Selside and the historic market town of Kendal provides an excellent range of amenities.

From Kendal head north out of the town on the A6 Shap Road. After about three miles turn left into a country lane signposted to Garth Row. Follow the lane into Garth Row and at a crossroads turn right. Low Rigg Barn is the first house on your right-hand side.

Thoughts from the vendor: An easy to keep comfortable home. We have loved every minute!

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