



Brigsteer

£325,000

Old Mill Cottage

Low Lane

Brigsteer

Kendal

Cumbria

LA8 8AT

This charming stone and slate white washed cottage is located in the picturesque village of Brigsteer within the Lake District National Park. Now in need of modernising and updating allowing a new owner the opportunity to create a home to suit their own needs and tastes be it for permanent or holiday enjoyment. Included is a two-storey garage with space for a car or a workshop and the first floor is a near perfect hobby space, maybe a studio or a home working office.

The living space offers flexibility with four bedrooms on the first floor and two living rooms, bathroom, kitchen and utility on the ground floor together with a most useful cellar room. To the rear is a cottage style garden and located across the lane is an orchard garden that adjoins open fields and takes full advantage of the valley views and evening sunsets, and the village pub with excellent food is just a short walk in this peaceful location.

Property Ref: K6345

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Sitting Room



Description: This delightful cottage offers a new owner the opportunity to alter and adapt the current living space into a home to suite their own requirements. The cottage enjoys a well balanced layout with four bedrooms and two living rooms, a ground floor bathroom, kitchen, utility and cellar room but is now ready for improvements and updating. The garage with its useful loft room is located just across the shared courtyard being ideal for those with hobbies or working from home in mind and there is a garden to the rear of the cottage and an orchard garden just across the lane which are in need of attention. There is no upward chain and early possession is available.

Location: Brigsteer is a small picturesque village nestling on the easterly side of the Lyth Valley and can be found from the market town of Kendal by taking the Brigsteer Road out of town and proceeding by way of Scout Scar. Drop down into the village keep right to the side of the Wheatsheaf follow the road, take the next left onto Low Lane and the cottage is then found on your left.

The village enjoys a thriving community that benefits from not only the popular village hall that is home to a wide range of activities throughout the year, but also the popular Wheatsheaf pub and restaurant is only a short stroll away being ideal for either a drink or meal with friends or guests.

The property also offers excellent communications both regional and national, with easy access to the Kendal bypass, the M6 Motorway and the Oxenholme and Kendal Railway Stations.



Sitting Room

For a Viewing Call 01539 729711



Dining Hall

Accommodation with approximate dimensions:

Ground Floor

Open Porch with door to:

Dining Hall 13' 8" x 11' 2" (4.17m x 3.4m) original window with timber sill and shutters to the rear and double glazed bay to the front. Open fireplace with raised flagged hearth with wood burner. Storage heater. Concealed steps to lower ground floor.

Sitting Room 13' 6" x 12' 3" (4.11m x 3.73m) having three windows one with a window seat and valley views and glazed panel door to rear garden. Flagged hearth with wood burner. Exposed timbers. Open staircase to first floor.

Kitchen 14' 1" x 6' 3" (4.29m x 1.91m) one step from the dining hall: with windows to the front and rear. Fitted base units and open shelving and work surfaces with inset stainless steel sink. Electric oven and Neff induction hob. Step up to:

Utility Room original built cupboard. Window to the front. Plumbing for washing machine and dishwasher.

Bathroom with window with deep sill, airing cupboard with hot water cylinder and cold water tank. Complementary part tiled walls and a three piece suite comprising; panel bath with shower mixer, pedestal wash hand basin and WC. Inset medicine cabinet.



Rear aspect of cottage and garage



Dining Hall



Kitchen



Utility Room



First Floor Landing

Lower Ground Floor

Cellar 12' 5" x 12' 5" (3.78m x 3.78m) with flagged floor, two windows and stone keeping shelf.

First Floor

Landing with window to the stairs, exposed lintels.

Inner Landing with circular window. Steps to :

Bedroom 1 16' 8" x 14' 2" (5.08m x 4.32m) with three windows with deep sills and valley views, exposed timbers, access to loft space. Storage heater.

Bedroom 2 10' 9" x 10' 1 plus wardrobe" (3.28m x 3.07m) feature cast iron fireplace, inset cupboard and wardrobe with sliding doors. Window with deep sill.

Bedroom 3 7' 10" x 6' 7" (2.39m x 2.01m) with aspect to the rear, window and deep sill, wall light point.

Bedroom 4 11' 6" x 8' (3.51m x 2.44m) enjoying fine valley views with Whitbarrow Scar in the distance. Three windows, two being double glazed. Exposed timbers and access to roof space.

Outside:



Bedroom 1

Garage 15' 5" x 12' 5" (4.7m x 3.78m) with up and over door, flagged and concrete floor. Power and light. Staircase to:

Studio/Games Room - ideal for those with hobbies in mind. Two double glazed windows and valley views.

To the front of the garage is parking for one car. Note: The neighbouring property has a right of access across the courtyard.

The property has an enclosed paved garden to the rear with mature beech hedgerow along with an orchard garden located across the lane with summerhouse.

Services: mains electricity, mains water.

Drainage - Shared Septic Tank with Old Mill House - we believe that the current septic tank may not comply with new regulations that come into force in 2020. The vendors are currently in the process of investigating matters further.

Council Tax Band: South Lakeland District Council - Band E

Tenure: Freehold



Bedroom 1



Bedroom 3



Studio/Games Room



Bedroom 2



Garage

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

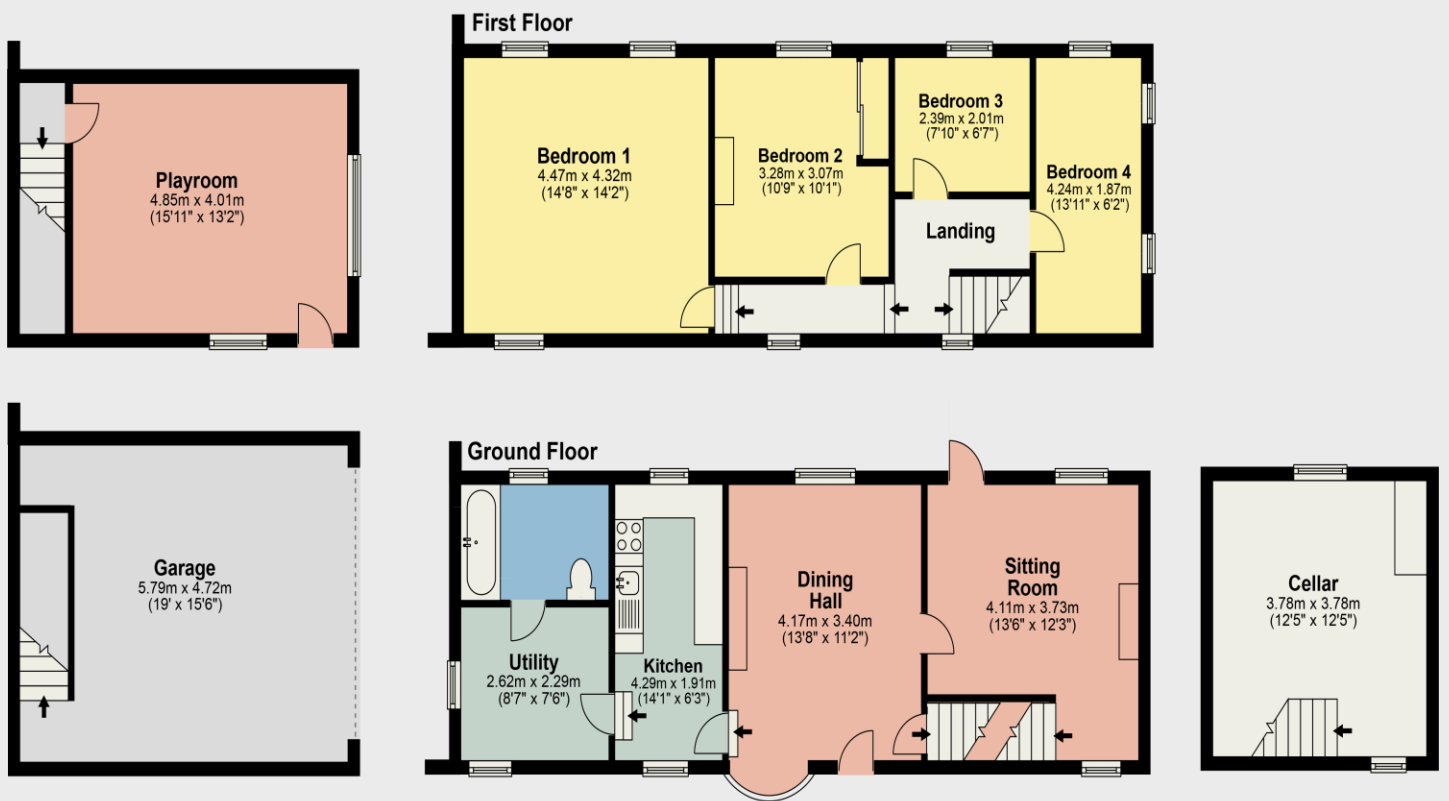
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

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Bedroom 4





Total area: approx. 168.9 sq. metres (1818.5 sq. feet)

For illustrative purposes only. Not to scale. REF: K6345

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