



Cobblestone Cottage, Whinfell

Asking Price £435,000

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Thomson Hayton Winkley



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An impressive Grade II listed attached barn conversion situated in a rural location in the hamlet of Whinfell. The accommodation, which has disabled access, briefly comprises sitting room, dining kitchen, garden room, four bedrooms, bathroom, wetroom, conservatory, parking and garden.







COBBLESTONE COTTAGE

Converted by the current owners in 2005 this well proportioned Grade II listed attached barn conversion is situated in a private, scenic area with substantial gardens and grounds at the foot of Whinfell Beacon. Rurally located with a small cluster of similar properties within the picturesque hamlet of Whinfell. The property is approximately 3 miles from the village of Grayrigg, where there is a well-regarded primary school and village hall. Additionally it is within the catchment area for the Queen Katherine Secondary School in Kendal with the historic market town being just 4 miles away. Kendal offers many amenities which include an excellent range of shopping, leisure, cultural and educational amenities. The town is well served by public transport with Kendal Railway Station having a direct link to Oxenholme on the London to Glasgow west coastline. Junctions 36 to 39 of the M6 motorway are within easy reach together with both the Lake District and Yorkshire Dales National Parks.

The well presented accommodation, which is suitable for disabled accommodation, briefly comprises sitting room, dining kitchen, garden room, double bedroom, wetroom and open porch to the ground floor and three further bedrooms and a bathroom on the first floor. The property benefits from double glazing, oil fired central heating and B4RN superfast broadband and is offered for sale with no upper chain.

Outside offers delightful, low maintenance gardens and grounds which include two lawned areas, a paved patio and ample driveway parking.

GROUND FLOOR

DINING KITCHEN

17' 11" max x 11' 11" max (5.47m x 3.65m)

Double glazed French doors, two double glazed windows, radiator, good range of base and wall units, stainless steel sink, cooker with tiled splashback and extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, oil central heating boiler, recessed spotlights.

SITTING ROOM

18' 3" max x 14' 10" max (5.57m x 4.54m)

Two double glazed windows, two radiators, living flame LPG gas fire to feature fireplace, wall lights, exposed beam, understairs cupboard.

GARDEN ROOM

10' 3" x 7' 5" (3.13m x 2.28m)

Double glazed door to patio, double glazed windows, radiator, exposed stone feature wall, decorative beams.

HALL

16' 10" max x 11' 11" max (5.15m x 3.65m)

Double glazed door to boot room, two double glazed windows, radiator.

BEDROOM

13' 8" max x 10' 0" max (4.18m x 3.07m)

Two double glazed windows, radiator, loft access.

WETROOM

10' 2" x 5' 1" (3.12m x 1.55m)

Heated towel radiator, W.C. and wash hand basin in white, partial panelling to walls, thermostatic shower fitment, recessed spotlights, extractor fan, wetroom flooring.

OPEN PORCH

6' 7" max x 4' 6" max (2.02m x 1.38m)





FIRST FLOOR

LANDING

7' 11" x 3' 4" (2.42m x 1.03m)

Access to partially boarded loft with power and drop down ladder.

BEDROOM

17' 10" max x 12' 11" max (5.46m x 3.95m)

Double glazed window, two double glazed Velux windows, radiator, built in cupboard housing hot water cylinder.

BEDROOM

11' 4" x 8' 5" (3.46m x 2.57m)

Double glazed window, radiator.

BEDROOM

9' 8" max x 7' 8" max (2.95m x 2.36m)

Double glazed window, radiator.

BATHROOM

6' 10" x 5' 6" (2.09m x 1.68m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and "P-shaped" bath with thermostatic shower over, full panelling to walls, extractor fan, fitted mirror with lighting and shaver point.

OUTSIDE

The substantial, well presented and beautifully maintained gardens and grounds offer a generous lawned garden, ample off road parking and a paved patio to the front of the house and an elevated lawned garden lies to the side. Impressive stonework and paving continues around the property to the open porch.

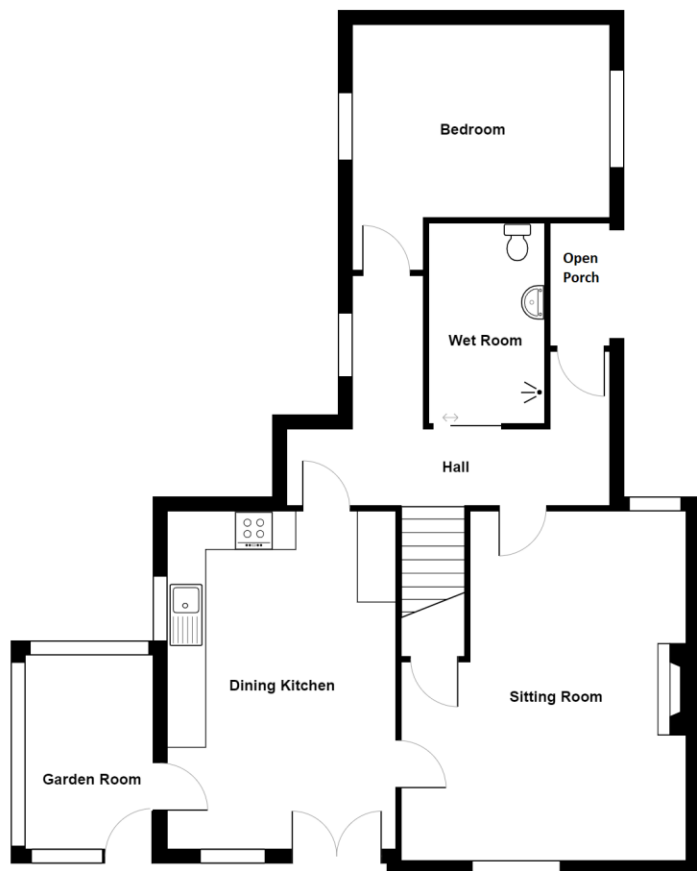
SERVICES

Mains electricity, oil fired heating, LPG to stove, non mains water, non mains drainage.

COUNCIL TAX BANDING

Currently Band currently deleted due to holiday let.





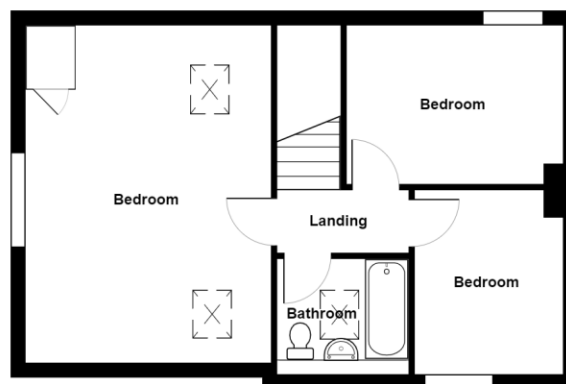
Ground Floor



Cobblestone Cottage, Whinfell, Kendal

Total Area: 132.8 m² ... 1429 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal follow A6 North, after 1/2 mile turn right for Mealbank, pass church on top of hill. (Do not turn right over first bridge). Follow this road for another 3 miles, when you reach Patton go over the bridge (you are now in Whinfell), after 100 Metres turn left at sign in wall "Top Thorn Farm". Follow road travelling over one cattle grid. Pass Hyning & Crook Howe, when you get to a fork in the road keep left and follow road for 200m then bear right to find Cobblestone Cottage.

WHAT3WORDS:

become.feast.enclosing

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