



## Garden Cottage, Underbarrow

Asking Price £435,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



[www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



A charming cottage located within a small development of similar properties situated in the hamlet of Underbarrow in the Lake District National Park. Having three bedrooms, sitting room, dining kitchen, bathroom, cloakroom, utility store, private patio, communal gardens and ample parking.







## GARDEN COTTAGE

An appealing cottage forming part of a fine Georgian residence believed to date back to c.1750. Originally Thorns Villa it later became Greenriggs Country House Hotel and has since been developed into seven properties. The development sits amidst beautiful countryside with views of woodland and across open fields towards the landscape beyond. Located within the hamlet of Underbarrow in the Lake District National Park just a ten minute stroll from the well renowned Black Labrador public house and Restaurant and a 30 minute walk to the Wheatsheaf at Brigsteer. Underbarrow is situated 3 miles west of the market town of Kendal and offers easy access to the rest of the Lake district National Park, both junctions 36 and 37 of the M6 and the mainline railway station at Oxenholme with fast trains to London and other major cities.

The well presented accommodation, which is laid to four floors, briefly comprises an entrance hall, sitting room, cloakroom and store on the ground floor, a charming bespoke kitchen with AGA, dining space and a utility room on the lower ground floor, the first floor offers a generous double bedroom with walk in wardrobe and a bathroom and there are a further two bedrooms on the second floor. The cottage boasts lovely views and has double glazing, LPG central heating and fibre fast broadband.

Outside there is a private enclosed patio, a generous shared lawn, communal gardens and ample development parking.

Garden Cottage is offered for sale with no upper chain.

## GROUND FLOOR

### ENTRANCE HALL

12' 9" max x 10' 11" max (3.91m x 3.33m)  
Double glazed door to courtyard, radiator.

### SITTING ROOM

14' 10" max x 13' 6" max (4.54m x 4.12m)  
Double glazed window with painted panelling, natural light from entrance hall via attractive glazed door with adjacent glazed panels, two radiators, woodburning stove to feature fireplace, cornice, picture rail, dado rail.

### CLOAKROOM

5' 1" max x 3' 8" max (1.55m x 1.13m)  
Two piece suite in white comprises W.C. and wash hand basin with tiled splashback, extractor fan.

### STORE

5' 5" max x 4' 0" max (1.66m x 1.22m)  
Lighting, LPG central heating boiler, fitted shelving and hanging rail.

## LOWER GROUND FLOOR

### DINING KITCHEN

23' 4" max x 14' 9" max (7.12m x 4.52m)

### KITCHEN

14' 9" max x 11' 5" max (4.52m x 3.50m)  
Double glazed French doors to patio, solid pine bespoke base and wall units, Belfast sink, granite worktops, AGA conventional range cooker with electric hob and double oven, space for fridge freezer, built in dishwasher, exposed beam, recessed spotlights, tiled splashbacks, flagged flooring.

### DINING AREA

10' 2" max x 8' 4" max (3.12m x 2.55m)  
Natural light from kitchen, radiator, exposed beam, feature alcove, flagged flooring.

### UTILITY ROOM

7' 10" x 3' 0" (2.40m x 0.92m)  
Light and power, plumbing for washing machine.





## FIRST FLOOR

### LANDING 9' 1" x 5' 7" (2.79m x 1.71m)

Natural light from entrance hall.

### BEDROOM

14' 10" max x 12' 10" max (4.53m x 3.92m)

Double glazed window with painted panelling, radiator, picture rail.

### WALK IN WARDROBE

5' 9" max x 5' 5" max (1.76m x 1.67m)

Lighting, radiator, fitted shelving and hanging rail.

### BATHROOM

8' 6" x 5' 8" (2.60m x 1.74m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and "P-shaped" bath with mixer shower over, shaver point, exposed floorboards.

## SECOND FLOOR

### LANDING

4' 9" x 3' 1" (1.45m x 0.95m)

Natural light from bedroom, exposed beam.

### BEDROOM

14' 10" x 12' 9" (4.53m x 3.90m)

Double glazed window, radiator, exposed beam, loft access.

### BEDROOM/STUDY

11' 7" max x 11' 1" max (3.54m x 3.39m)

Two double glazed windows, radiator, exposed beam.

## OUTSIDE

There is a delightful, well stocked private patio garden directly accessed from the kitchen which overlooks the Lyth Valley towards Whitbarrow Scar. Beyond the patio lies the beautiful lawn which is shared with the two neighbouring properties. There are further communal areas and ample development parking.

## SERVICES

Mains electricity, mains water, LPG central heating, non mains drainage.

## COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.

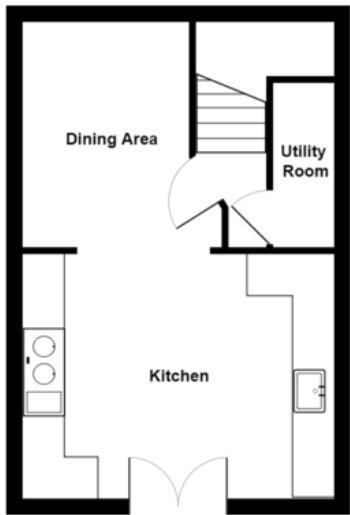
## LEASEHOLD INFORMATION

LEASE LENGTH 999 years from 2003

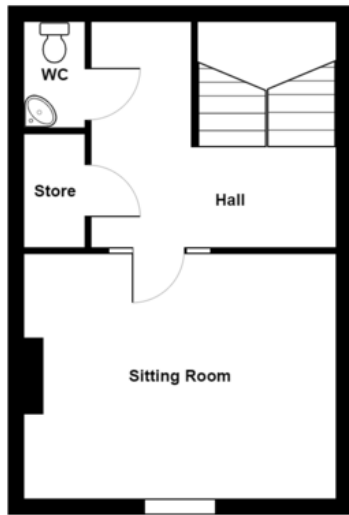
GROUND RENT - N/A

SERVICE CHARGE £1,500 per annum

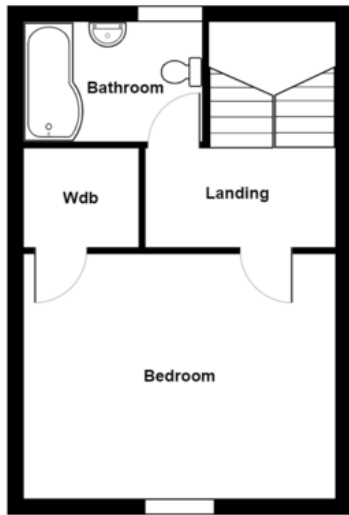




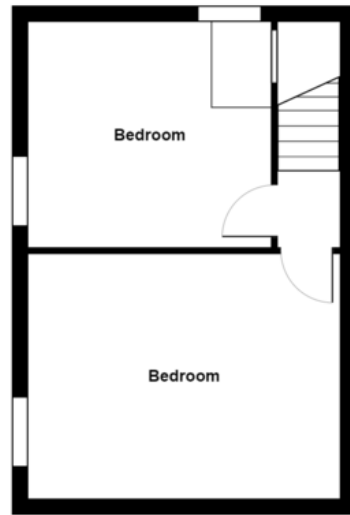
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Garden Cottage, Underbarrow

Total Area: 126.4 m<sup>2</sup> ... 1360 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

## DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane and Beast Banks passing the Riflemans Arms public house and continue on to Underbarrow Road. After approximately 2.5 miles, at the hairpin bend, take the left turning signposted Greenriggs, pass the metal gate and take the first right which sweeps down to the development car park. As you face the properties take the steps on the right, proceed ahead to find Garden Cottage being the middle property overlooking the lawn.

## WHAT3WORDS:

canny.trousers.prune

## Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

# Your Local Estate Agents Thomson Hayton Winkley



Kendal Office  
112 Stricklandgate

Kendal  
T. 01539 815700  
E.kendal@thwestestateagents.co.uk

Windermere Office  
25b Crescent Road

Windermere  
T. 015394 47825  
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office  
Palace Buildings

Grange-over-Sands  
T. 015395 33335  
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office  
29 Main Street

Kirkby Lonsdale  
T. 015242 71999  
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents  
Best Small Agency in North West

Gold Sales | Gold Lettings

