

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Underbarrow

£485,000

High Gregg Hall Lodge, Underbarrow, Kendal, Cumbria, LA8 8BL

Situated in the picturesque hamlet village of Underbarrow this charming barn conversion provides easy access to the market town of Kendal, the M6 and Oxenholme mainline train station. Ideal for those looking for country living without being too far away from local amenities.

Double glazed throughout with attractive, deep window sills, the property makes the most of the views to the front and rear by adopting an upside-down layout. It is obvious to all those who enter the property the well balanced and flexible living High Gregg Hall Lodge has to offer.

On entering the hallway, you will begin to appreciate the abundance of space this home provides with a kitchenette, shower room and potential for three bedrooms on the ground floor. To the first floor are a further two bedrooms and a spacious modern bathroom, kitchen dining room with a large balcony and attractive sitting room. Completing the picture is a beautifully maintained, south-facing garden, off road parking, garage and shed. High Gregg Hall Lodge is subject to a Local Occupancy Clause.

### Quick Overview

Superb 5 Bedroom Barn Conversion  
Ideal For Multi-Generational Families  
Popular Village Location  
Subject to Local Occupancy Clause  
Well Balanced Living Throughout  
Double Glazed  
Large Balcony  
South Facing Rear Garden  
Garage and Parking for several  
Ultrafast Broadband 1000Mbps



5



2



2



D



1000Mbps



Garage & Off-Road Parking

Property Reference: K6575



Sitting Room



Sitting Room



Study



Kitchenette

**Location:** From the Market Town of Kendal, head west out of the town by way of Allhallows Lane and Greenside passing over the Kendal by-pass, over Scout Scar and into the Lake District National Park. Follow the road down towards the Village of Underbarrow passing The Black Labrador on the left hand side. Continue for approximately one mile and High Gregg Hall Lodge can be found on the right.

**Property Overview:** Upon entering High Gregg Hall Lodge it is clear to see that the property still maintains a wealth of original features adding to the charm and character of this substantial home, undoubtedly attracting a range of buyers including families looking for a property to accommodate split living, whether it be for an elderly relative or teenage children.

Steps lead to the large dual aspect entrance porch with tiled flooring and ample space for kicking off shoes and hanging wet coats before being led directly into the spacious entrance hall with large understairs cupboard and staircase leading to the first floor. It is when you are stood in the entrance hall it becomes apparent the size of the property and the real opportunity to create three ground floor bedrooms. High Gregg Hall Lodge benefits from dual control heating over the ground floor and first floor.

The study can be found to the front of the property, with fixed shelving this room would lend itself to a single bedroom if needed.

To the rear there is a most attractive double bedroom with views across the south facing garden. This room is currently being used as a sitting room/snug.

Moving across into the ever so handy kitchenette which is fully fitted with wall and base units, part tiled walls and stainless steel sink with mixer tap. Plumbing for a washing machine can also be found. A door leads through to the rear garden.

A further double bedroom can be found to the front of the property, with ample room to re-instate a built-in wardrobe.

Completing the ground floor is a newly refurbished shower room comprising; a large rainfall shower with additional handheld shower head, WC, Vanity wash hand basin complete with tiled flooring and walls.

Moving to the first floor you will find two good sized double bedrooms, one of which has the benefit of a deep cupboard and both with very attractive deep window sills enjoying views to the far-reaching fells.

The most splendid three-piece bathroom can be found to the centre of the landing. With Mira shower over bath, WC, built-



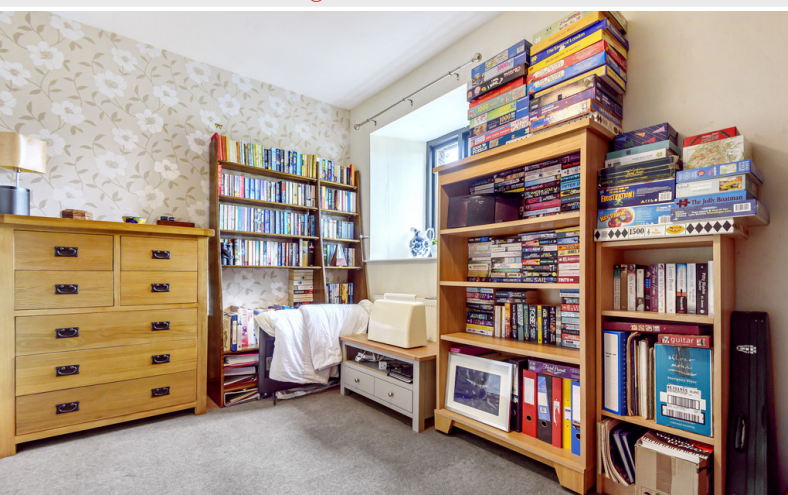
Kitchen/Dining Room



Kitchen / Dining Room



Snug / Bedroom Four



Study/Bedroom Five



Bedroom Three



House Bathroom

in cupboard and vanity wash hand basin with attractive mirror with light over.

Moving to the other end of the landing the viewers will find the kitchen/dining room. A splendid room, offering views to the front and rear of the property. With tiled flooring, wall and base units, part tiled walls and stainless steel splashback the kitchen comprises; Flavel oven with electric hob and large extractor over, Bosch intergrated dishwasher, attractive kitchen island with drawers and plumbing for washing machine. Patio doors allow access onto a large balustrade balcony which offers a great area for alfresco dining.

Finally, the sitting room can be found at the rear of the property. Again, with dual aspect windows making the most of the views towards Scout Scar and Whitbarrow, this room is steeped with character with exposed beams, vinyl flooring, deep window sills and a newly fitted Morso wood burner, providing a fabulous focal point.

**NOTE:** The property is subject a local occupancy clause please enquire for further details.

**NOTE:** The property is subject to a right of access through the rear garden for the two neighbouring properties. We understand that the relevant parties have verbally agreed to have this right removed.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Porch

Study/Bedroom 5

8' 10" x 8' 0" (2.69m x 2.44m)

Snug/Bedroom 4

11' 9" x 9' 7" (3.58m x 2.92m)

Shower Room

Kitchenette

11' 5" x 5' 10" (3.48m x 1.78m)

Bedroom 3

11' 11" x 11' 5" (3.63m x 3.48m)

First Floor

Bedroom 2

11' 8" x 8' 1" (3.56m x 2.46m)

Bedroom 1

11' 8" x 9' 7" (3.56m x 2.92m)

Bathroom

Kitchen / Dining Room

17' 10" x 11' 4" (5.44m x 3.45m)

Sitting Room

18' 2" x 13' 8" (5.54m x 4.17m)



Bedroom One



Bedroom One



Rear Garden



Rear Garden



Balcony

**Outside:** Parking for several vehicles can be found to the front of the property, along with access to the garage, complete with lights and electrics.

To the rear of the property is pleasant south-west facing garden with well established borders. The garden has a variety of fruit trees including cooking apple, Bramley apple, damson and pear trees as well as established borders stocked with seasonal flowers and hedges. Double wooden gates allow access to the road. A delightful patio allows for summertime entertaining. A greenhouse and shed are included in the sale.

**Services:** Mains electricity, mains water, oil central heating and private drainage.

**Tenure:** Freehold

**Council Tax:** South Lakeland District Council - Band E

**Viewings:** 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.

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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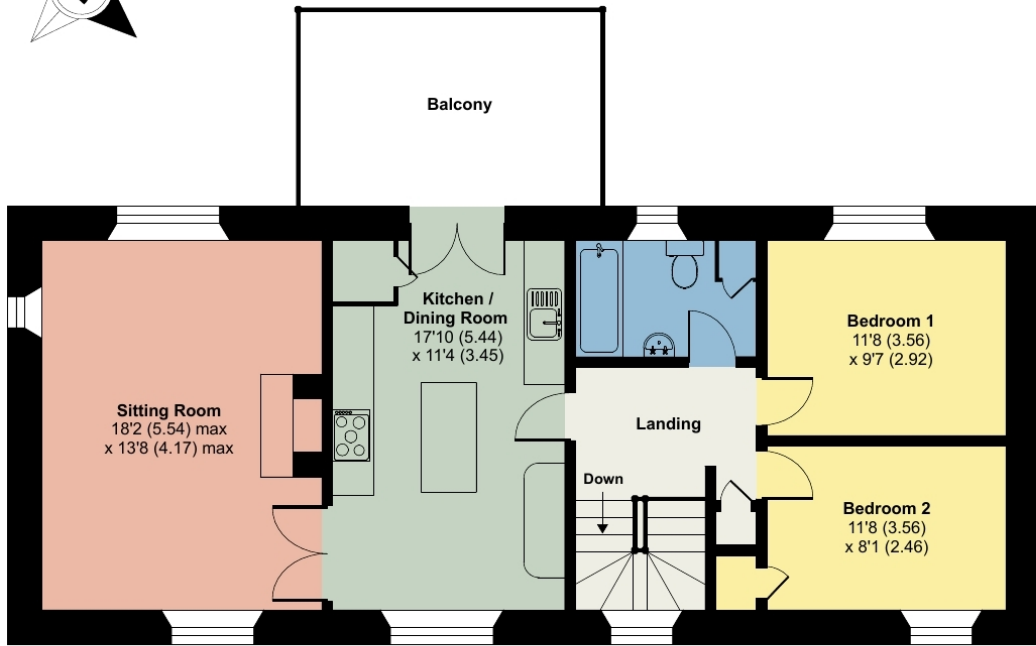
# High Gregg Hall Lodge, Underbarrow, Kendal, LA8

Approximate Area = 1493 sq ft / 138.6sq m

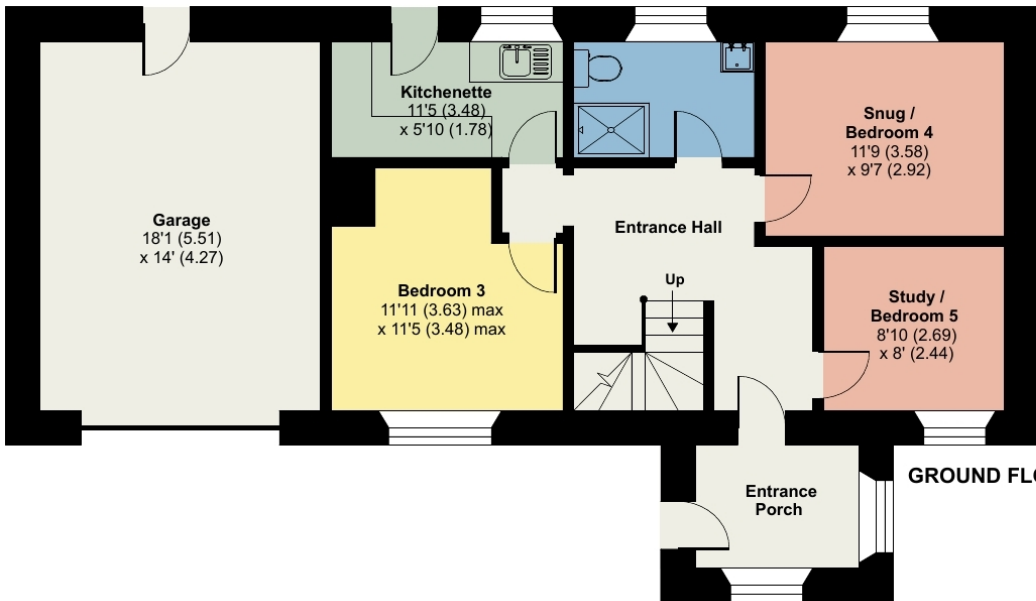
Garage = 246 sq ft / 22.8 sq m

Total = 1739 sq ft / 161.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 906759

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