



2 Sun Inn Cottages, Crook
£300,000



Your Local Estate Agents **Thomson Hayton Winkley**



2 Sun Inn Cottages

Crook, Kendal

A charming, character, Grade II Listed cottage located in a beautiful setting within the hamlet of Crook within the Lake District National Park. Positioned in this convenient location being five miles from Lake Windermere, four miles from the market town of Kendal and within easy access of the M6 motorway.

The immaculately presented accommodation briefly comprises of open plan living space with wood burning stove to a Inglenook fire place and a modern fitted kitchen to the ground floor with two bedrooms and shower room to the first floor.

Outside the front of the property is bordered by a dry stone wall seating area. To the rear is a delightful cottage garden with lawn and an elevated patio seating area. There is an allocated parking space within The Sun Inn car park.

This cottage currently operates as a successful AirBnB and will suit purchasers seeking either a holiday let investment, private second home or permanent residence

Tenure: Freehold

GROUND FLOOR

OPEN PLAN KITCHEN/LIVING

31' 1" x 10' 3" (9.48m x 3.13m)

Both max. Two double glazed doors, two single glazed windows, wood burning stove, good range of base and wall units, Belfast sink, integrated oven, electric hob, extractor/filter over, integrated appliances including fridge, dishwasher, washer dryer, tiled splashbacks, recessed spotlights, built in cupboard with space for freezer, stone flooring, exposed beams, two radiators.

FIRST FLOOR

BEDROOM

12' 10" x 11' 0" (3.90m x 3.36m)

Both max. Single glazed window, radiator.

BEDROOM

11' 6" x 11' 2" (3.50m x 3.41m)

Both max. Single glazed window, radiator, built in cupboard.

BATHROOM

8' 0" x 4' 5" (2.45m x 1.35m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitting, fully tiled walls, extractor fan, recessed spotlights, tiled flooring.

LANDING

8' 1" x 6' 6" (2.47m x 1.99m)

Both max. Radiator, loft access.

EPC RATING E

SERVICES

Mains electric, mains water, non mains drainage, B4RN internet.





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GARDEN

To the front of the property there is patio seating area surrounded by planted borders. To the rear is a garden with flagged paving and steps that lead to an elevated seating area.

ALLOCATED PARKING

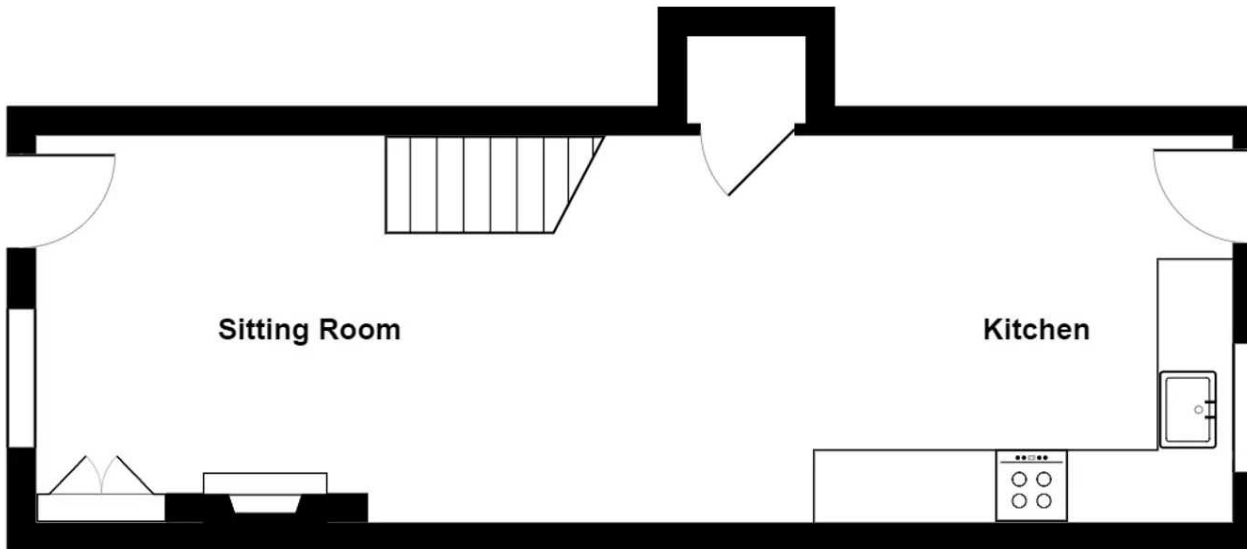
1 Parking Space

Allocated parking in the pub car park.





First Floor



Ground Floor

Total Area: 64.1 m² ... 690 ft²

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