



Garth Row

£325,000

Low Rigg Barn, Garth Row, Kendal, LA8 9AT

Nestled in a charming rural hamlet just outside Kendal, Low Rigg Barn is a stunning barn conversion. The property offers captivating open views of the distant Lakeland fells, creating a picturesque setting.

Now ready to move into and enjoy, the well planned layout boasts a modern bathroom and two good-sized bedrooms, one with an en-suite shower room and a cosy open plan living room and fitted kitchen. This property would make an ideal permanent home or for those seeking a second home in the Lake District. The next step is an appointment to view.

Quick Overview

- Beautiful detached barn conversion
- Cosy living room with distant views of Lakeland fells
- Fitted kitchen with adjoining utility/pantry
- Two bedroom with en-suite shower room
- Three-piece suite bathroom
- Parking for up to three cars
- Attractive rural hamlet of Garth Row
- Easy to maintain gardens
- Early viewing recommended
- B4RN & Openreach



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B4RN
Broadband



Parking for up to
three cars

Property Reference: K6786



Entrance



Living Room



Living Room



Living Room with a View

Location: The property forms part of the attractive rural hamlet of Garth Row which is about two miles north of the market town of Kendal, just off the A6 Shap Road. Garth Row is surrounded by glorious countryside and is close to the beautiful valley of Longsleddale, which is within the Lake District National Park. There is a highly regarded primary school at nearby Selside and the historic market town of Kendal provides an excellent range of amenities.

From Kendal head north out of the town on the A6 Shap Road. After about three miles turn left into a country lane signposted to Garth Row. Follow the lane into Garth Row and at a crossroads turn right. Low Rigg Barn is the first house on your right-hand side.

Property Overview: Stepping into a light and airy entrance hall with a double glazed door and full height side panel and window to the stairs with deep sill and open views. Exposed lintels and an open staircase to lower ground floor. Useful shelved linen cupboard.

Straight ahead is the open plan living room. A pleasant room with a vaulted ceiling and exposed truss and purlins. This room offers open views across the surrounding countryside to the distant Lakeland fells. Attractive slate fireplace and hearth with multi fuel stove. Open to:

The kitchen. Fitted with a range of wall and base units with complementary working surfaces with inset stainless steel sink and drainer and co-ordinating part tiled walls. Kitchen appliances include; Miele halogen hob and dishwasher and Neff built in oven, microwave. An alcove for fridge freezer. Adjoining the kitchen is the utility/pantry with plumbing for washing machine and shelving.

On the lower ground floor you will find a hallway, two good sized bedrooms, one with an en-suite shower room and a bathroom.



Views



Kitchen



Inner Hallway



Bedroom Two



En-Suite Shower Room



Bathroom

Bedroom one with exposed beams enjoys distant views with a sliding patio door and matching side panel with fitted plantation shutters opening to a sheltered sitting area..

Bedroom two is another double room with an en-suite shower room with part panelled walls and a window with a deep sill. A three piece suite comprises; a wall-hung wash hand basin, W.C and tiled cubicle with electric shower.

Completing the picture is the bathroom. A three piece suite comprises; panel bath with tiled splash back, pedestal wash hand basin and W.C.

Accommodation with approximate dimensions:

Entrance Level

Entrance Hall

Splendid Living Room

20' 4" x 13' 8" (6.2m x 4.17m)

Fitted Kitchen

10' 1" x 6' 5" (3.07m x 1.96m)

Lower Ground Floor:

Hallway

Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)

Bedroom Two with En-Suite Shower Room

8' 10" x 8' 4" (2.69m x 2.54m)

Bathroom

Outside: The barn enjoys the advantage of a gravel parking space accommodating three vehicles. The gardens have been thoughtfully designed for low-maintenance care and are meticulously maintained, featuring a front courtyard with raised beds, as well as a wood and coal store. Herbaceous borders are abundantly stocked with a diverse array of vibrant plants and shrubs. Towards the rear, a charming setup leads to an additional sheltered sitting area offering splendid views.



Bedroom One



Parking



Patio Garden



Patio Garden



Drone Shot

Services: Mains electricity, mains water. Private shared drainage to septic tank (Recently fitted and up to current 2024 standard and regulations). Oil central heating.

Council Tax: Westmorland and Furness Council - Band D

Tenure: Freehold.

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.

What3Words: ///gobbling.bought.sagging

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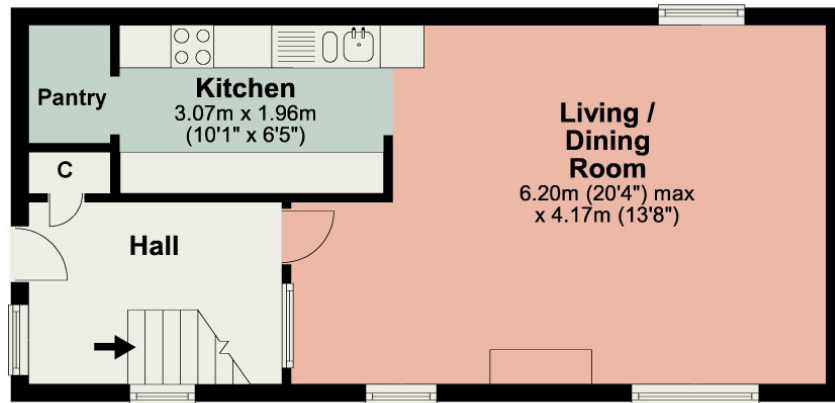
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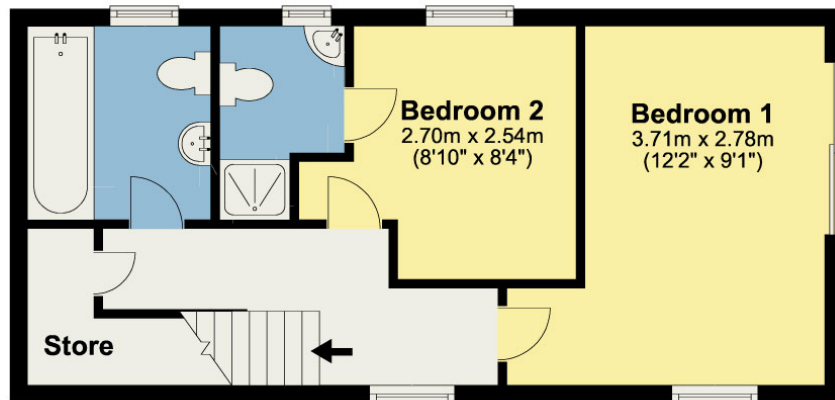
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Ground Floor



Lower Ground Floor



Total area: approx. 76.9 sq. metres (827.9 sq. feet)

For illustrative purposes only. Not to scale. REF: K6343

A thought from the owners..."Idyllic property with stunning views in a peaceful location"

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