



# Kendal

£325,000

1 Plumgarth Cottage , Crook Road, Kendal, Cumbria, LA8 8LX

1 Plumgarth's Cottage is a fantastic Grade II listed Lakeland cottage, boasting four bedrooms, situated in a highly convenient location bordering the Lake District National Park. Offering superb connectivity locally, regionally, and nationally, this charming home is perfect for permanent living, holiday home or investment opportunities.

The accommodation comprises an entrance hall, a snug living room and a spacious dining kitchen on the ground floor. Ascending upstairs, you'll find four bedrooms, a bathroom and separate toilet. Located at Plumgarth's, with easy access to the A591, yet once inside the cottage, you can enjoy the peace and quiet. With no upward chain - we highly recommend an early viewing on this delightful home!

## Quick Overview

- Delightful Grade II listed cottage
- Living room with Morso wood burner
- Fitted dining kitchen
- Four bedrooms
- Bathroom & separate W.C.
- Easy to manage cottage garden
- Easy access to Kendal town, A591 & M6
- Excellent location from which to enjoy the Lake District
- Will appeal to a wide range of purchasers
- Ultrafast broadband speed available



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B4RN &  
Openreach  
Available

Property Reference: K6841



Living Room

**Location:** The property can be found from Kendal and the South, by way of the roundabout at Plumgarths which is situated at the end of the Kendal By Pass and marks the beginning of the Lake District National Park. From the roundabout take the B5284 signposted to Hawkeshead Via Ferry and the cottage is then found on your left hand side opposite the Gateway Hotel and just before Plumgarth Farm Shop.

**Property Overview:** Plumgarths Cottage, a delightful Grade II listed Lakeland gem featuring four bedrooms and is ideally positioned adjacent to the Lake District National Park, offering unparalleled connectivity to amenities. Whether for permanent residency, a holiday home, or investment, this charming cottage fits the bill perfectly!



Kitchen

Step into the open slate porch with two stone seats it creates the perfect spot for taking off your muddy boots after a long day of walking the nearby Lakeland fells! Leading straight through into the entrance hall you will find stairs rising to the first floor level and doors branching off to the living room and kitchen.

The charming living room includes exposed timber beams and a secondary glazed picture window, complete with a seat, offering picturesque views of open fields stretching towards Kendal. A splendid stone fireplace takes center stage, adorned with inset display niches, an oak lintel and a flagged hearth, complemented by a 'Morso' multi-fuel stove.

The dining area has a front window with a seat offering scenic views and a rear glazed panel window with tiled sills. Exposed beams and lintel add character, along with fitted book shelving and a display niche. The kitchen area is equipped with a range of wall, base and drawer units, including a glazed display cabinet and wine rack. Complemented by work surfaces featuring an inset bowl and half stainless steel sink and part tiled walls. Kitchen appliances include: a built-in oven, a four-ring halogen hob with a cooker hood and extractor over, as well as plumbing for a washing machine. A convenient pantry-style cupboard with power, and an alcove for a fridge, along with a stable door leading to the rear.

Ascending the return stairs, the landing has access to the loft space via hatch and a window has an outlook to the rear.

Bedrooms one, two and three are all double bedrooms and enjoy an open aspect over the surrounding countryside across to Kendal town.

Bedroom four has an outlook to the rear and is a good-sized single room. The room could be utilised by a new owner to create a home office space.

The bathroom has a three piece suite comprising; a panel bath with Mira shower over, wash hand basin and W.C. Complementary tiled walls and vertical chrome towel radiator.

Completing the picture is the separate W.C with a wash hand basin. An airing cupboard with a gas fired boiler and wooden shelving, perfect for linen and towels.



Kitchen/Dining Room



Views

Accommodation with approximate dimensions:

Ground Floor:

Open Porch

Entrance Hall

Living Room

20' 2" x 15' 1" (6.15m x 4.60m)

Dining Kitchen

19' 1" x 13' 3" (5.82m x 4.06m)

First Floor:

Landing

Bedroom One

12' 0" x 11' 10" (3.66m x 3.63m)

Bedroom Two

11' 10" x 11' 5" (3.61m x 3.48m)

Bedroom Three

11' 8" x 9' 1" (3.58m x 2.77m)

Bedroom Four

7' 10" x 6' 9" (2.39m x 2.06m)

Bathroom

Seperate W.C.

**Outside:** The property has the benefit of a private enclosed gravelled walled garden area to the rear with planted border.

**Services:** Mains electricity and mains water. LPG central heating - is currently only heating the hot water. Electric storage heaters being used. Shared private drainage.

**Tenure:** Freehold.

**Council Tax Band:** Westmorland and Furness Council - 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.

**What3Words:** ///splints.escorting.snowboard

**Agents Notes:** The flat is currently subject to an Assured Shorthold Tenancy with the tenancy is due to end on 14th June 2024.



Bedroom One



Bedroom Two



Bedroom Three

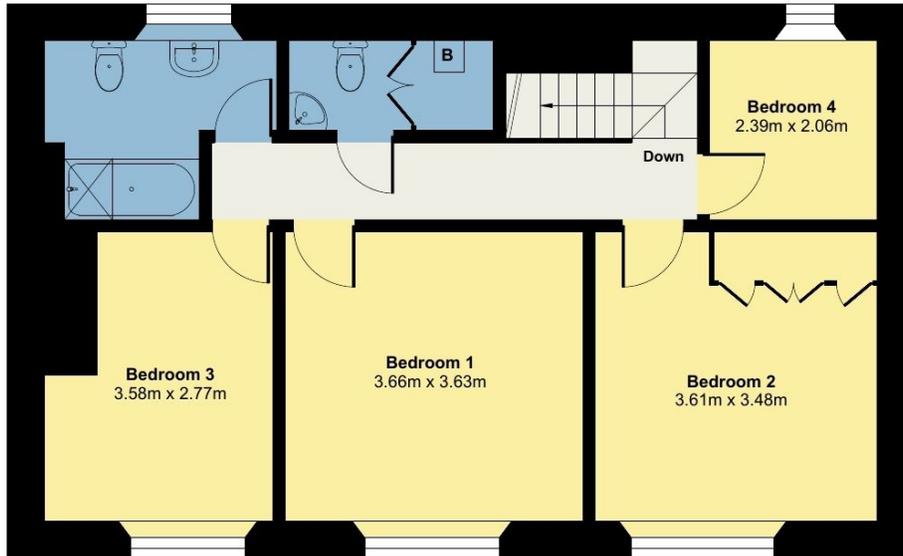


Bathroom

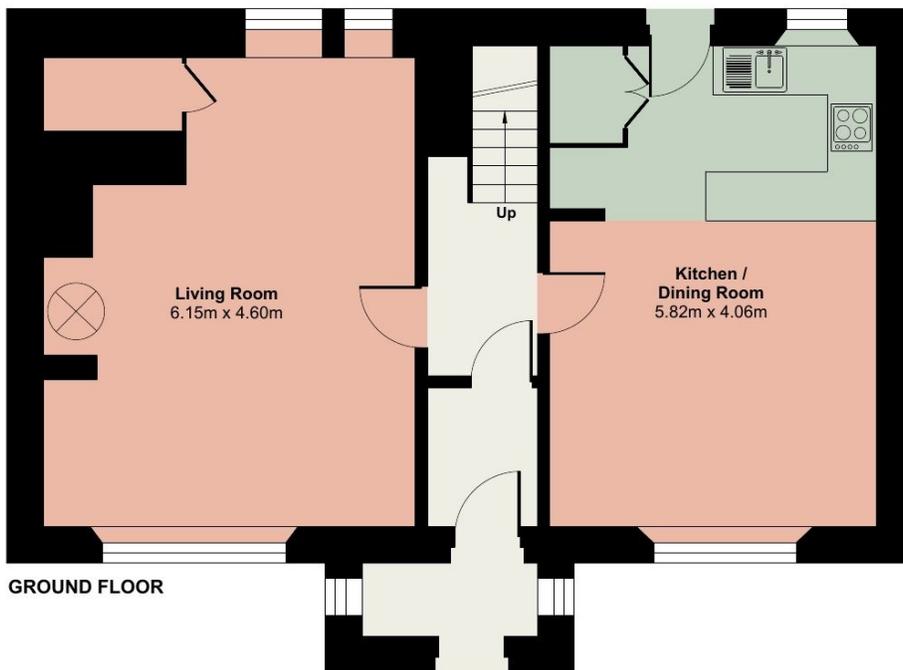
# Crook Road, Kendal, LA8

Approximate Area = 1402 sq ft / 130.2 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). ©nchecon 2024. Produced for Hackney & Leigh. REF: 1126440

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