



Underbarrow

£280,000

10 Hillgarth, Underbarrow, Kendal, LA8 8HN

Located in the picturesque village of Underbarrow, this three bedroom semi-detached property offers off-road parking and rear gardens with stunning countryside views. The ground floor boasts an large entrance porch/ utility room, a spacious dining kitchen and a well portioned living room, perfect for family gatherings and entertaining.

Upstairs, you'll find three bedrooms, including one with an ensuite shower room and a family bathroom. This delightful home is offered with no upward chain, making it an ideal choice for those looking to move quickly and enjoy the tranquil village lifestyle.

Quick Overview

- Semi detached property
- Dining kitchen & living room
- Three bedrooms
- House bathroom & Ensuite shower room
- Off road parking
- Delightful rear garden
- Peaceful village location
- No upward chain
- Early viewing recommended
- Openreach broadband available



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Openreach



Off Road
Parking

Property Reference: K6881



Entrance Porch



Dining Kitchen



Dining Kitchen



Living Room

Property Overview: 10 Hillgarth is located in the village of Underbarrow, which lies within the Lake District National Park, offering a scenic and tranquil rural setting while still being relatively close to the amenities and attractions of Kendal, Bowness and Windermere. The village itself is small and charming and benefits from a village hall, a church and also has a well renowned village pub, The Black Labrador. The surrounding area is ideal for outdoor activities such as walking, cycling, and exploring the natural beauty of the Lake District.

Stepping through the front door, you'll find a large entrance porch with a tiled floor, fitted units with useful storage cupboards and a small worktop with space for a tumble dryer below. There is an additional low-height storage cupboard.

Into the large dining kitchen, where a picture window frames stunning views of the rear garden and countryside beyond. This well-appointed space features two useful storage cupboards. The kitchen is fitted with a range of attractive wall and base units with complementary work surfaces with an inset sink and half with drainer. There's space for a slot-in oven and fridge/freezer, along with plumbing for a washing machine and slimline dishwasher.

Through into the splendid 24' living room with good natural light, you'll enjoy views of the front, side and rear gardens. The room boasts a feature Lakeland slate fireplace with a matching hearth and an open fire. There is a door leading to the rear garden and stairs to the first floor with an adjacent door that opens to an additional porch.

Heading up to the first floor, you'll find three bedrooms, one of which features an ensuite bathroom and the house bathroom. The landing provides access to the loft space and there is a useful storage cupboard, ensuring ample storage and convenience.

Bedroom one is a generously sized double room and boasts a lovely aspect to the front of the property. It benefits from an ensuite shower room, complete with tiled walls and a heated towel rail. The ensuite features a shower cubicle, WC and wash hand basin.

Bedrooms two and three both enjoy breathtaking views across the open countryside and benefit from under-eaves storage. Additionally, bedroom three features a fitted wardrobe.

Into the large house bathroom which offers a picturesque view across the rear garden and surrounding countryside. This well-appointed bathroom features part-tiled walls and a heated towel rail. The three piece suite comprises; a panel bath, WC and wash hand basin.

Completing the picture is the exterior space, to the front of



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

the property, there is a convenient driveway accommodating one vehicle and attached storage. The private rear garden is a true sanctuary, featuring a delightful patio area and a well-maintained lawn. The borders are adorned with a splendid selection of mature plants and trees. Enjoy serene views across the countryside, making this garden the perfect retreat for relaxation and outdoor entertaining.

Accommodation with approximate dimensions:
Ground Floor

Entrance Porch
9' 4" x 6' 8" (2.85m x 2.04m)

Dining Kitchen
17' 7" x 12' 6" (5.37m x 3.83m)

Living Room
24' 10" x 10' 9" (07.57m x 3.30m)

First Floor
Landing

Bedroom One
11' 10" x 9' 3" (3.61m x 2.84m)

Ensuite Shower Room

Bedroom Two
10' 9" x 7' 9" (3.30m x 2.38m)

Bedroom Three
10' 9" x 8' 2" (3.30m x 2.50m)

Bathroom

Parking: Off road parking for one vehicle.

Services: Mains electricity, mains water and mains drainage. Oil-fired central heating - tank is located in the rear garden.

Council Tax: Westmorland & Furness Council - Please note this property is currently used as a holiday let so not subject to council tax.

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.



Bedroom One



Bedroom Two



Rear Garden



Views



Rear Garden

What3Words Location & Directions: [///much.shipyards.skate](https://much.shipyards.skate)

As the most direct route is temporarily affected by the bridge closure, head out of Kendal on the north side of town and take the 2nd exit at Plumgarths roundabout heading towards Crook. Proceed for approximately 2 miles and take the left turn signposted Underbarrow. Continue along this road for a couple of miles before reaching Underbarrow village, bear right and take the next left into Hillgarth and bear round to the right hand side. No.10 is to be found straight ahead.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Thought From The Owners: "We have lovely neighbours and Underbarrow is a beautiful village. There is an excellent local school 2 miles away in Crosthwaite together with services and shops in nearby Staveley, Kendal and Windermere".

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
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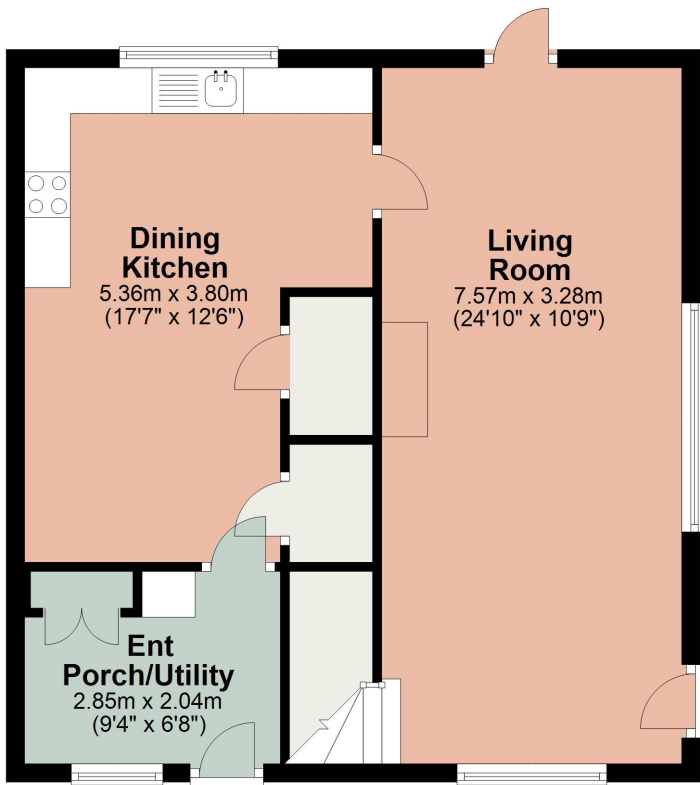


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Ground Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



Total area: approx. 105.7 sq. metres (1137.2 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

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