



## Sizergh

£345,000

Owl Cottage, Sizergh, Kendal, LA8 8DY

Nestled in the picturesque hamlet of Sizergh, this well-presented stone built cottage offers a delightful blend of modern comfort and rustic charm. Spanning three floors, the accommodation is surprisingly spacious and includes an attractive living room and a versatile bedroom 3/ large study on the first floor. The ground floor boasts a newly fitted dining kitchen, perfect for culinary enthusiasts. Upstairs, you'll find two spacious double bedrooms and a luxurious four-piece bathroom, providing ample space for relaxation.

Outside, the property benefits from off-road parking and a beautifully presented rear yard, ideal for outdoor dining. Just across the road, a piece of elevated land offers far-reaching countryside views, making it a perfect spot for unwinding and soaking in the natural beauty. This charming cottage is a unique opportunity not to be missed.

### Quick Overview

- Deceptively spacious end terrace cottage
- Bright and spacious flexible living space
- Large open plan dining kitchen
- Three double bedrooms
- Four piece bathroom suite
- Off Road parking
- Rear yard & large private garden
- Views across to the open countryside
- Gas central heating
- Openreach full fibre broadband speed



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Openreach  
Full Fibre



Off Road  
Parking

Property Reference: K6899



Open fireplace



Living Room



Bedroom Three/ Home office



Living/dining room

**Property Overview:** Owl Cottage is situated inSizergh, a quaint hamlet near Kendal in Cumbria, known for its stunning natural beauty and historic significance. Dominated by the magnificent Sizergh Castle, a National Trust property surrounded by beautifully landscaped gardens and ancient woodlands, the area is also conveniently close to Levens Hall and the Strickland Arms Inn. Sizergh offers a serene rural lifestyle with countryside walks from the doorstep. The vibrant market town of Kendal just a short drive away, providing a perfect balance between rural tranquillity and modern conveniences. Nearby Levens village has a primary school and popular village shop. There is easy access to the M6 Junction 36 and the Lake district by road. Sizergh is well served by the local buses and Oxenholme train station is a short drive away.

Enter through the front door into a entrance porch, complete with a tiled floor, a window with slate sill and hooks for coats.

The living room is a bright and inviting space, featuring two windows that offer picturesque views across the open countryside. At the heart of the room is a large, stone fireplace with a wood-burning stove, creating a cosy focal point. The room also includes two fireside alcoves, one of which is fitted with shelves.

Bedroom 3, currently utilised as a home office, is a generously sized room with an aspect to the southeast allowing you to enjoy the delightful views. This versatile space offers ample room for both work and relaxation.

Descend to the lower ground floor and step into the stylish open plan dining kitchen. The recently fitted kitchen features an array of base and drawer units, complemented by sleek quartz stone work surfaces with an inset sink. A window with oak sill allows natural light to flood the space, while a oak shelves and a useful understairs storage cupboard keeps everything tidy. The kitchen is equipped with a built-in Bosch oven and a four-ring induction hob and dishwasher. The spacious dining/living area includes a cupboard housing the wall-mounted boiler, and another window with views of the rear yard. Convenient access to the enclosed yard makes this space perfect for both indoor and outdoor entertaining.

Heading up to the top floor, you'll discover two comfortable bedrooms along with the well-appointed house bathroom.

Both Bedroom One and Bedroom Two are generously sized double rooms, each enjoying a rear aspect with stunning views across the open countryside. Both also offer convenient access to the loft space.



Living Room



Kitchen



Kitchen



Living/dining room



Bathroom



Rear Yard

To complete the interior space is the luxurious bathroom with under floor heating. The four-piece bathroom suite, comprises; a freestanding bath, a shower cubicle, a WC and a wash hand basin. The bathroom features tiled walls and flooring, a heated towel rail and a window with a deep sill.

Heading to the outside of the property, you'll find the benefit of one private off-road parking space to the side. Ample unrestricted on street parking is found outside the house. The rear garden is designed for low maintenance, featuring a slightly raised flagged patio area and a decked area. A decorative stone pathway leads to the outhouse. Please note, the left-hand side outhouse belongs to Owl Cottage, while the right-hand side belongs to the neighbour. The three houses in the terrace have right of way across the rear yard for purposes such as putting the bins out.

Additionally, the property boasts an elevated plot of land across the road with breathtaking views across the countryside. The current vendor has transformed this space into a charming garden area and a delightful spot to house chickens, adding a touch of countryside charm to this wonderful home.

#### Accommodation with approximate dimensions

##### Ground Floor:

##### Entrance Porch

##### Living Room

15' 5" x 10' 11" (4.70m x 3.33m)

##### Bedroom Three/ Home office

11' 6" x 9' 3" (3.53m x 2.84m)

##### Lower Ground Floor

##### Dining Kitchen

21' 5" x 15' 1" (6.53m x 4.60m)

##### First Floor

##### Landing

##### Bedroom One

11' 8" x 9' 1" (3.56m x 2.77m)

##### Bedroom Two

10' 11" x 8' 11" (3.33m x 2.74m)

##### House Bathroom

**Parking:** Off road parking for one vehicle

**Services:** Mains gas, mains water, mains electricity. Private septic tank drainage.



Bedroom One



Bedroom Two



Elevated Garden



Elevated Garden



Views

**Council Tax:** Westmorland & Furness Council - Band C

**Tenure:** Freehold

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

**What3Words Location & Directions:**

///cornfield.trouble.aced

Sizergh is a small hamlet on the fringe of the Levens Village and is approached from the A6 or A590. Leaving the A590 at the signpost for Sizergh Castle, pass the Strickland Arms Pub and turn first left. Follow the county lane up hill for 1/4 mile, Owl cottage is the white washed end terrace on your left.

**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've found this house beautiful in all seasons and a brilliant location for work and leisure".

**Agent Note** Please note the neighbouring properties have a right of way across the rear yard.

## Meet the Team

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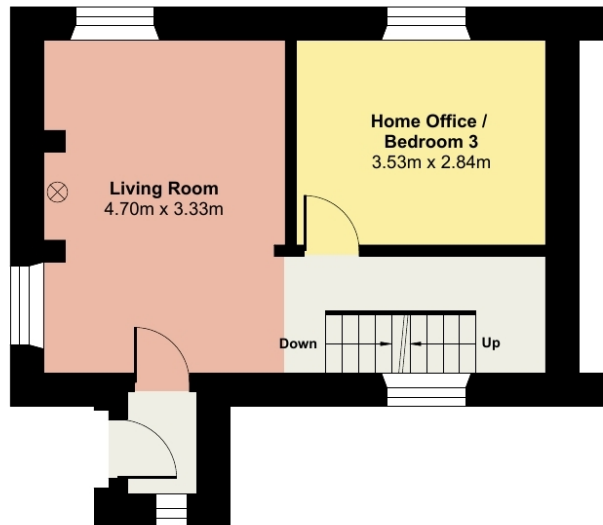
# Sizergh, Kendal, LA8

Approximate Area = 1036 sq ft / 96.2 sq m

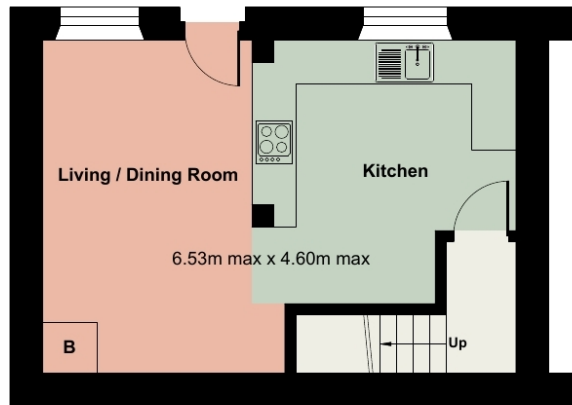
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FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1167659

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