

# Underbarrow

**£750,000**

Lynwood, Underbarrow, Kendal, Cumbria , LA8 8HJ

Lynwood is a well-presented detached bungalow occupying a large, elevated (approximately) half-acre plot and offering picturesque views of the surrounding countryside and fells. Underbarrow itself is a charming community, offering a range of local amenities.

The spacious accommodation features a welcoming living room, a generous dining room, kitchen and a utility room, providing ample space for family life and entertaining. The home includes four bedrooms, one currently utilised as a home office and two shower rooms. The property further benefits from a large garage, ample off-road parking and attractive well-tended gardens, offering plenty of outdoor space to enjoy the stunning views and serene surroundings.

## Quick Overview

- Detached true bungalow
- Four bedrooms
- Excellent fitted kitchen/ 2 reception rooms
- Peaceful & idyllic location
- Superb westerly aspect
- Spacious family shower room
- Large elevated plot with views
- Beautifully tended established gardens
- Garage and ample off road parking
- Openreach broadband



4



2



2



D



Standard  
Broadband



Ample Driveway  
Parking

Property Reference: K6954





Sun Room



Living Room



Dining Room



Utility/Boot Room

**Property Overview:** Underbarrow is situated in the Lake District National Park and is surrounded by beautiful countryside. The village is peaceful and quiet, making it an ideal place for those who want to escape the hustle and bustle of modern life. It is a great place for outdoor enthusiasts, with many footpaths, bridleways and cycling routes in the immediate countryside and is located close to the popular tourist destinations of Windermere and Kendal, making it an ideal base for exploring the Lake District.

Upon entering, you are greeted by the welcoming sun room which enjoys splendid views, leading into the entrance hall with a storage cupboard. Following into a spacious living room with an electric fire, perfect for spending time with friends and family. Opposite is the dining room where you can unwind by the wood-burning stove, which creates a cosy atmosphere for those chilly evenings.

The spacious fitted kitchen is both practical and inviting, with ample wall and base units, having integrated appliances such as De Dietrich 4 ring induction hob, built-in fridge freezer, extractor fan, stainless steel sink and Neff double oven. The property includes a utility/boot room with plumbing for a washer/dryer and stainless steel sink, ensuring that muddy boots and laundry are kept out of sight.

Lynwood has four spacious bedrooms. Three of the bedrooms are generously proportioned, offering ample space for rest and relaxation. Two of the bedrooms have built in wardrobe/storage. The third bedroom is currently utilised as a home office, providing a quiet and productive space for remote work or study also featuring built in storage cupboards. The loft is partially boarded creating additional storage space.

The property boasts two state of the art fully tiled shower rooms with rainfall walk-in showers, wc, vanity wash basins and underfloor heating. The larger shower room has a double wash basin vanity unit and a heated towel rail.

The bungalow has front and side entrance porches, enhancing its accessibility and charm. The side porch leads into the utility/boot room and also has access to the garage with its electric up and over door, power and light. The garage also offers additional storage for garden tools or recreational equipment and there is additional storage space in the loft over the garage which is accessed via a drop-down ladder.

The gardens are superb and well established, truly a haven for nature lovers and have been planted with a wide variety of mature trees and shrubs offering colour for all





Dining Room



Kitchen





Bedroom 1



Bedroom 2



Bedroom 4



Bedroom 3/ Office

seasons and a section devoted to native flowers.

The property has a patio to the front with an apple tree to the rear and a productive fruit and vegetable garden to the side.

Spend your afternoons tending to the flower beds or simply enjoying the variety of birds, bees, and butterflies that visit this serene outdoor space.

In summary, this delightful 4-bed bungalow in Underbarrow is a perfect blend of practicality and charm. With its spacious living areas, beautiful garden, and convenient location, it offers a wonderful opportunity to embrace a peaceful village lifestyle. Don't miss out on making this lovely property your new home.

Accommodation with approximate dimensions:

Sun Room 8' 8" x 7' 4" (2.66m x 2.26m)

Entrance Hall

Living Room 19' 4" x 13' 1" (5.90m x 4.00m)

Dining Room 18' 0" x 12' 5" (5.50m x 3.80m)

Storage Cupboard

Kitchen 14' 5" x 9' 4" (4.40m x 2.87m)

Utility Room 12' 1" x 6' 6" (3.7m x 2m)

Porch 7' 6" x 4' 3" (2.30m x 1.30m)

Inner Hall

Bedroom 1 14' 9" x 12' 5" (4.5m x 3.8m)

Bedroom 2 11' 4" x 9' 10" (3.46m x 3m)

Bedroom 3/ Office 11' 6" x 8' 10" (3.53m x 2.7m)

Bedroom 4 9' 2" x 8' 6" (2.80m x 2.60m)

Shower Room

Shower Room

Parking Ample off road parking and garage.

Services: The property has oil central heating and is connected to mains electricity, mains water with private drainage.

Note; We believe that the drainage installation may not be fully compliant with current legislation which has been upgraded in recent years.

Tenure: Freehold.





Shower Room



Lynwood





Garden



Garden



Shower Room

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

**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 Location & Directions:**

///shackles.view.starred

To find the property from the market Town of Kendal you head west out of the town by way of Allhallows lane and Greenside passing over the Kendal by-pass, over Scout Scar and into the Lake District National Park. Follow the road down into the Village of Underbarrow and take the first turning right just after the Black Labrador Inn, signposted crook and the church. Continue along this road, taking the turning on your right to the side of the church, follow the tarmac lane down and Lynwood is then found on your right hand side.



# Meet the Team

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### Ground Floor

Approx. 176.4 sq. metres (1898.2 sq. feet)



Total area: approx. 176.4 sq. metres (1898.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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