





# Parks Farm

Underbarrow, LA8 8AZ

Parks Farm is a substantial 17th century detached home nestled on approximately eleven acres of land in a peaceful setting. This home is perfectly located for access into both Kendal and Bowness-on-Windermere, offering a serene escape close to many Lakeland fells. This wonderful home is now being offered for a family to make their own.

The ground floor comprises an immaculate well equipped fitted kitchen, dining room, utility, living room, study, snug and cloakroom. Upstairs, there are four double bedrooms, one single bedroom, two en-suites and a house bathroom. The property is surrounded by sweeping countryside, offering beautiful views from every angle. Outside, a large front garden, a sweeping gravel drive for several vehicles and a garage with an annex above. This home offers a wealth of character and charming features throughout.

## Quick Overview

- Traditional Grade II listed detached farmhouse and barn conversion
- Five bedrooms
- Two en-suite, one house bathroom
- Cosy and welcoming living area
- Family kitchen and dining area
- Approximately eleven acres of land
- Surrounded by excellent gardens
- Garage with annexe above
- Driveway for several vehicles
- Openreach broadband





## Welcome

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Discover the charm of countryside living with this traditional farmhouse, beautifully located in the village of Underbarrow. Situated in the Lake District National Park, 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 destinations of Windermere and Kendal, making it an ideal base for exploring the Lake District. This enchanting home combines rustic elegance with modern comforts, offering a lifestyle of tranquillity and convenience.

## Location

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04 | From Kendal proceed south along Milnthorpe Road and onto the south bound carriageway of the A591. Take the first exit and follow the signs to Milnthorpe. At the second exit signposted Levens proceed up the hill and over the brow, taking the first right signposted Brigsteer before heading down to Levens village. Continue into Brigsteer and at the junction with Low Lane and Brigsteer Brow take the road ahead signposted Underbarrow. Continue for approximately 1 mile passing the farm on the right and the turning for Parks Farm is on the left adjacent to a telegraph pole and black metal gates.





## Family Kitchen

### Specifications

**Kitchen**  
6.73m x 6.33m  
(22'1" x 20'8")

**Utility Room**  
3.05m x 2.44m  
(10' x 8')

As you step through the covered porch, you're welcomed into a spacious open-plan kitchen; a perfect place for spending time with family after long day. The modern fitted kitchen has ample wall and base units and oak work tops with integrated appliances including an AGA range cooker, dishwasher, butlers sink and a butchers block, complete with a dining area that's perfect for family meals. The kitchen seamlessly connects to a utility room which has plumbing for a washer/dryer and integrated appliances of Bosch oven, DeDietrich five ring hob and Siemens microwave. The utility also contains more storage units and houses the boiler.



# Relax & Unwind

The kitchen leads into a dual aspect study, providing practical space for daily tasks and quiet work, perfect as a home office and boasting bespoke solid oak shelving. The spacious living room, featuring a built in fireplace housing a cosy log burner, invites you to relax and unwind, while the dining room, with its impressive vaulted ceilings, sets the scene for memorable gatherings also having a multi-fuel stove and dual aspect.

A bright and airy snug benefits from French doors and offers a peaceful retreat, and a convenient cloakroom completes the ground floor comprising a W.C. and wash basin. The ground floor features Lakeland Brathay slate flooring in keeping with the style of the farmhouse.

## Specifications

### Office

4.11m x 3.00m (13'6" x 9'10")

### Living Room

7.28m x 4.85m (23'10" x 15'11")

### Dining Room

4.98m x 3.67m (16'4" x 12')

### Snug

3.74m x 2.79m (12'3" x 9'1")





## Upstairs

### Specifications

**Bedroom 1**  
6.86m x 5.99m max (22'6" x 19'8")

**Bedroom 2**  
4.14m x 2.64m (13'7" x 8'8")

**Bedroom 3**  
4.90m x 2.57m (16'1" x 8'5")

**Bedroom 4**  
2.97m x 2.54m (9'9" x 8'4")

**Bedroom 5**  
2.98m x 2.57m (9'9" x 8'5")

Upstairs, with oak floor throughout the property boasts four generously sized double bedrooms, one of which has built in wardrobe units, two of which are en-suite both comprising of a walk in shower, W.C., wash basin and heated towel rail, ensuring comfort and privacy for all. A single bedroom with a built-in wardrobe/storage and single bed unit, along with a well-appointed house bathroom comprising a bath, W.C. and wash basin, this home caters for all family needs.



# A Stunning Setting

The mature gardens are a delight to explore, set amidst approximately eleven acres of picturesque land, with a variety of flora adding bursts of colour throughout the seasons. There is a log store beside the garage plus two timber outbuildings which offer opportunity for a workshop and further storage. The annex above the garage would be ideal for accommodating guests, friends and family. With woodland, rural meadows and grazing land at Parks Farm this provides ample space for live stock or simply enjoying the surroundings.

This farmhouse is more than just a home; it's a lifestyle. Embrace the peace and beauty of rural living while enjoying the convenience of modern amenities. With its stunning setting and versatile spaces, this property is a rare find. Contact us today to arrange a viewing and experience the allure of Parks Farm living for yourself.

## Specifications

### Annexe

6.29m x 4.96m (20'8" x 16'3")

### Garage

6.25m x 4.95m (20'6" x 16'3")

### Log Store

5.44m x 2.95m (17'10" x 16'3")







# Important Information

## Parking:

There is driveway parking for several vehicles along side a garage.

## Services:

Mains electricity, oil central heating, mains water and a newly installed private septic tank.

## Energy Performance Certificate:

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

## Council Tax Band:

Westmorland & Furness Council - Band D.

## Viewings:

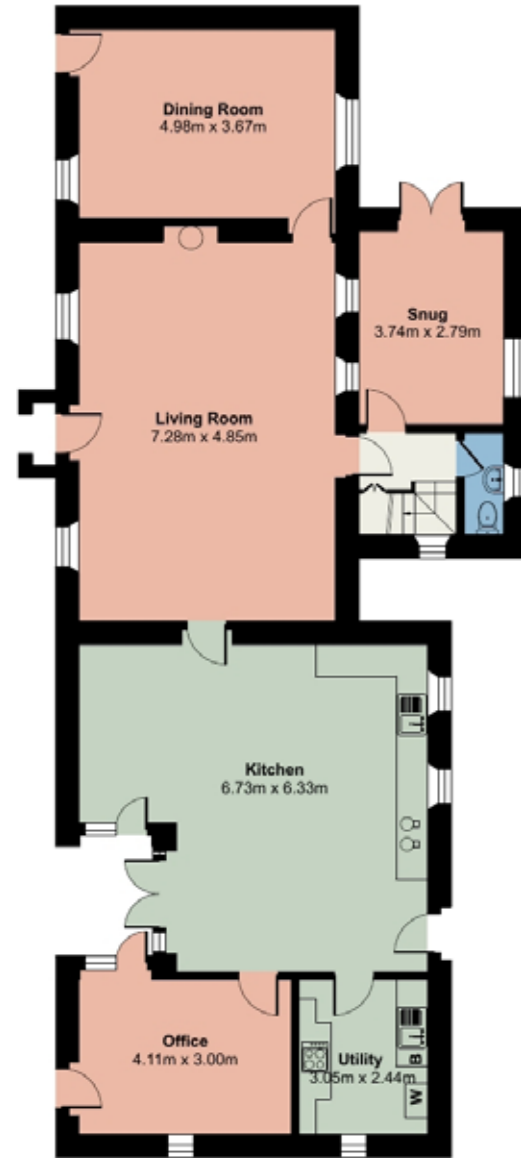
Strictly by appointment with Hackney & Leigh Kendal Office.

## What3Words:

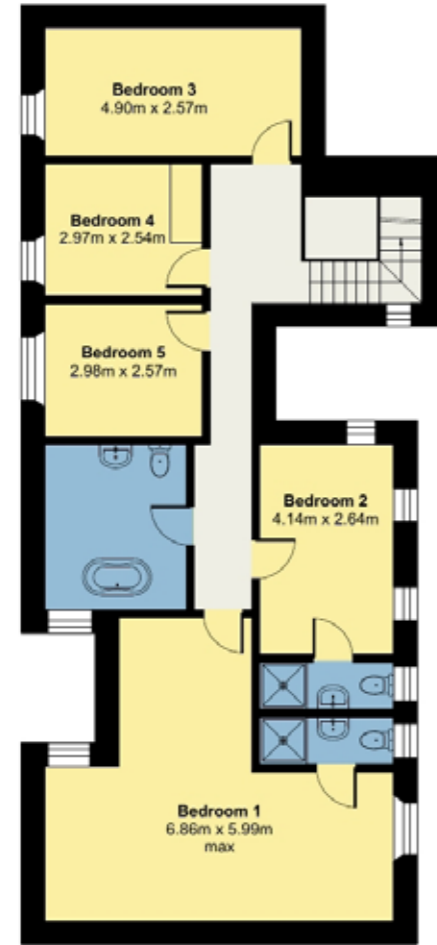
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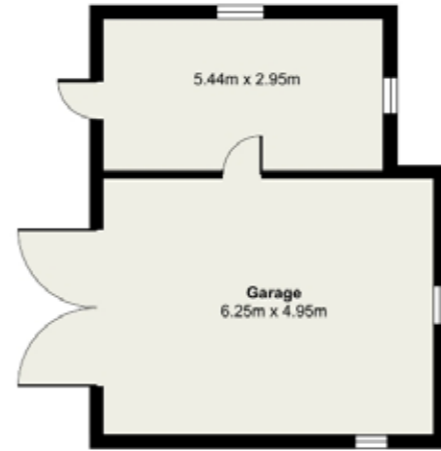
# Floorplan & Boundary



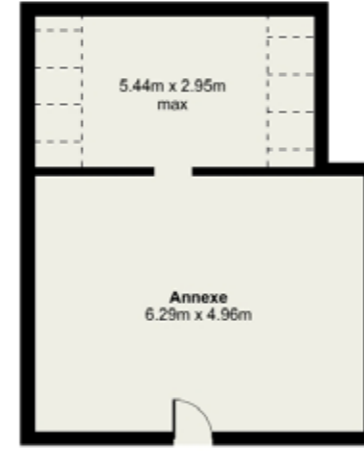
GROUND FLOOR



FIRST FLOOR



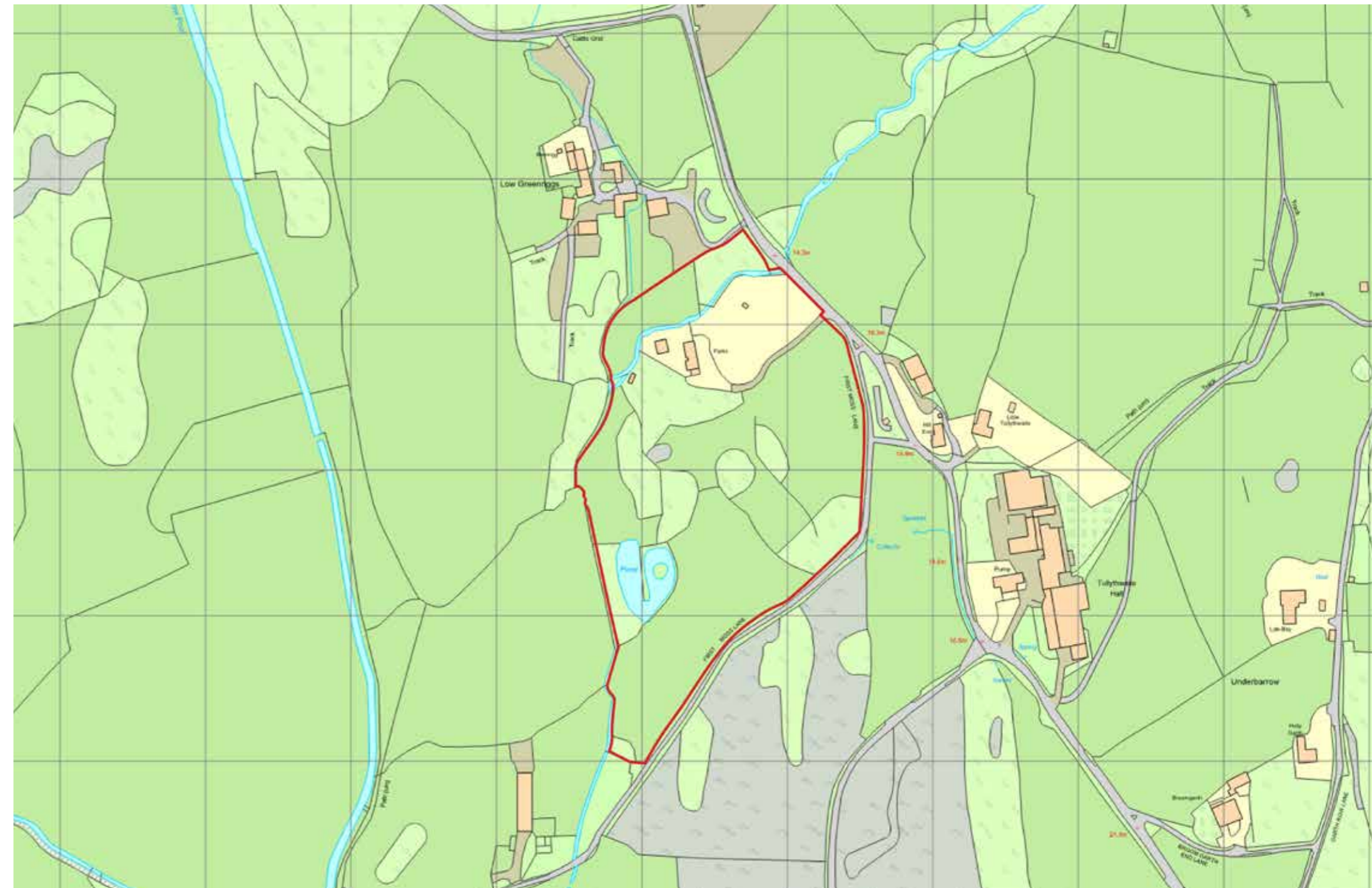
GARAGE



GARAGE / ANNEXE

## Parks Farm, Underbarrow, Kendal, LA8

Approximate Area = 2565 sq ft / 238.2 sq m  
 Limited Use Area = 61 sq ft / 5.6 sq m  
 Annexe = 463 sq ft / 43 sq m  
 Garage = 524 sq ft / 48.6 sq m  
 Total = 3613 sq ft / 335.4 sq m  
 For identification only - Not to scale



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**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Kendal office:**

Call us on 01539 729711

100 Stricklandgate, Kendal, Cumbria, LA9 4PU

[kendalsales@hackney-leigh.co.uk](mailto:kendalsales@hackney-leigh.co.uk)

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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