



Lowgill





£675,000

Fellside
Lowgill
Kendal
Cumbria
LA8 9BZ

Looking for a Barn Conversion in a beautiful rural location with 2.5 acres, generous workshop and flexible family accommodation, then Fellside ticks lots of boxes with its five bedroom and three bathrooms. EPC Band - F.

Fellside has far-reaching views and set in beautiful countryside. Fellside is surprisingly connected with the M6 only a few minutes away and the rail network being easily accessible with Oxenholme station nearby.

Property Ref: KL2952

5  3  3  E 



Lounge



Conservatory



Dining Room

Location Take junction 37 off the M6 and turn right towards Sedbergh. Take the first left, and follow the road for about 1.5 miles. Take the right hand turn (1st marked road) and then take the first turning on the left. Fellside is the first property on the left over the cattle grid.

Description For those seeking an alternative style of living, then Fellside is for you. A former barn, extensively updated with recently replaced double glazing through out, now provides excellent family accommodation with lots of versatility, which includes five bedrooms, three bathrooms and three reception rooms. Well-appointed with a hand made kitchen and enjoying oil central heating with wood burning stoves, Fellside enjoys an adjoining studio and a substantial workshop and store. With other outbuildings and 2.5 acres in total. Those with equine interests would be wise to view.

Accommodation (with approximate dimensions)

Entrance Vestibule With tiled floor and door leading to the storeroom with water filtration equipment

Entrance Hall Tiled floor and stairs leading to first floor.

Utility/Shower Room With a white three piece suite comprising of low level W.C shower cubical and sink unit with cupboards under. Part tiled walls, tiled floor, heated towel rail and utility cupboard off with work surface and plumbing for washing machine.

Inner Hall With tiled floor



Kitchen

Bedroom Five 12' 10" x 7' 7" (3.91m x 2.31m) with display alcove exposed timber lintel and stone sill. Telephone point, central heating radiator and three wall light points.

Lounge 18' 2" x 13' 3" (5.54m x 4.04m) This well proportioned room has a feature open fire place with wooden surround, stone insert and hearth. With double glazed window to the rear of the property, three wall lights, central heating radiator and T.V aerial.

Conservatory 21' 2" x 8' 7" (6.45m x 2.62m) With an exposed stone wall, tiled floor and patio doors leading to the garden with views across the countryside

Kitchen 15' 3" x 11' 0" (4.65m x 3.35m) Fitted with a range of bespoke wall and base units, open storage cupboards and display shelves. With granite and hardwood work tops, inset one and half sink unit, a range of integrated appliances comprising of Britannia range style cooker with double oven and six ring ceramic hob, extractor hood, refrigerator, freezer, microwave oven and space for a dishwasher. Tiled splash backs, slate tiled floor, double glazed window to the rear and bespoke shutters, down lighters and radiator.

Sitting Room 17' 5" x 12' 3" (5.31m x 3.73m) Feature stone built fire place with wood surround and multi-fuel burning stove. Built in bookshelves and arched recess fitted with display shelving. Two double glazed windows to the front of the property.



Hall



Bedroom Five



Sitting Room



Bedroom One



Bedroom Three

Dining Room 9' 9" x 8' 0" (2.97m x 2.44m) Double glazed window to the rear of the property and radiator.

Rear Entrance Hall With stairs leading to first floor

Landing approached by two separate staircases with a door part way through providing the capability of subdivision. Built in cupboard containing lagged hot water cylinder, storage heater and access to the roof.

Bedroom One 22' 2" x 11' 6" (6.76m x 3.51m) This master bedroom has exposed trusses two double built in wardrobes with dual double glazed windows to the front and rear of the property.

Bathroom Four piece suite comprising of panelled bath, shower cubical, low level W.C and pedestal hand wash basin

Bedroom Three 13' 3" x 9' 8" (4.04m x 2.95m) Double bedroom with exposed trusses, striped pine floor, radiator and double glazed window to the side aspect

Bedroom Two 16' 8" x 11' 6" (5.08m x 3.51m) Double bedroom with dual aspect double glazed windows, exposed trusses, radiator and two telephone points

Bedroom Four 12' 11" x 10' 0" (3.94m x 3.05m) Double bedroom with exposed trusses, TV point, radiator and double glazed window to the rear of the property.



Bedroom One

Bathroom Two Three piece suite comprising of panelled bath with shower over, low level W.C and vanity sink. Tiled walls, illuminated mirror and towel rail.

Studio

Sitting Room 15' 5" x 10' 4" (4.7m x 3.15m) With stone built fireplace and wood burning stove, slate tiled floor with double glazed entrance doors and storage heater.

Workroom 15' 1" x 9' 10" (4.6m x 3m) with slate tiled floor, Belfast sink and storage heater.

Studio First Floor 21' 11" x 15' 6" (6.68m x 4.72m) With exposed purling's, stripped pine floor, Velux roof lights, storage heater and TV point.

Attached Barn/Workshop 33' 0" x 16' 3" (10.06m x 4.95m) With concrete floor and part plastered walls, Power and light also housing new oil fired central heating boiler which was replaced three years ago. With storage mezzanine above 15'9" x 10'10"

Detached Garage 18' 1" x 16' 3" (5.51m x 4.95m)

Outbuildings

Outside W.C

Storage Shed 9' 6" x 6' 6" (2.9m x 1.98m)

Store 8' 11" x 8' 7" (2.72m x 2.62m)

Outside The house is approached by a long driveway leading to ample parking at the front of the property. There is a stone walled garden and



Garden



Rear Patio Area



Bedroom Two



Attached Barn



Studio

lawn with a variety of well established shrubs and trees. To the side of the property there is a further lawn and patio area. At the rear is a walled patio area. The property also benefits from a further 2 acres of land that would be ideal for people with an equine interest.

Services Mains electricity, private water supply, oil fired central heating and septic tank drainage

Council Tax Band G South Lakeland District Council

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

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



Views across the Countryside



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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