



Pout Howe Cottage

Hallow Bank, Kentmere, LA8 9JW

Guide Price £695,000

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Views, Views, Views from every window in the house, this delightful Lakeland stone built “chocolate box” cottage is set in the idyllic location of the Kentmere Valley. Thought to date back to the 18th Century, the property is full of history and character, being owned and loved by the same family for the last 60 years. Its now time for a new family to move in, renovate and transform the cottage into a fine country home, with scope to extend, subject to planning permission and develop to their own specification and design. The accommodation comprises of a sitting room, pantry, dining room, kitchen and shower room and to the first floor there are three bedrooms and a further bathroom. The large garden plot borders open fields and enjoys stunning open countryside views up and down the Kentmere Valley. There is also a large 2 story barn and further outdoor garden store.

Situated in a small group of cottages in the Hallow Bank quarter close to the head of the dramatic Kentmere Valley, this property will suit a wide variety of buyers, who want that feeling of remote Lakeland life. Yet the house is only 4 miles from the vibrant village community of Staveley which boasts a range of individual shops, with a grocery store, Post Office, the lively Mill Yard with Hawkshead Brewery, a variety of specialist food producers (including an artisan bakery), reputedly the largest cycle store in the UK, primary school and remarkably only 3 hours by train from London Euston. The property would be ideal as a permanent home or rural retreat. For those working from home there is satellite broadband available. Kentmere itself is unspoilt and is a rich area for wildlife and birdlife, while all around is an amazing backdrop of crags, fells and high peaks rising above the fields along the valley bottom.





Accommodation

A traditional porch and front door leads into

Sitting Room

A delightful sitting room at the front of the property with views over the garden. Original slate flagstone floor and an open fire with a slate surround and hearth perfect for the cosy winter evenings.

The Dairy

A small room off the sitting room, which was originally the dairy, still has the meat hooks in the ceiling. There is a window and slate flagstone floors. This would make an ideal office or hobby room.

Inner hallway with wooden stairs up to the first floor

The Pantry

A very useful area off the inner hallway leading to the kitchen, with shelving and the original cold slab work tops. There is a small window and slate flagstone floors.

Kitchen

A bright room with a range of fitted kitchen units. There is an oil Rayburn which also heats the hot water. In addition there is a free standing electric cooker. Space for a freestanding fridge freezer and washing machine. A stainless steel sink and drainer with a window above, which looks out onto the garden and falls behind. There is an external door out to the garden.





Dining Room

A recent addition to the property, this lovely extension which the vendors use as dining area, is south facing with double doors that open out onto a patio area and garden. The room has two wall mounted electric radiators and a tiled floor.

From the dining room is a small inner hallway with an external door out to the garden and a large cupboard.

Shower Room

A neat shower room with a corner shower, WC and hand basin with a window above. Partially tiled walls and floor. There is also a heated towel rail.

Stairs to first floor with a window on the half landing and a Velux window above.



First Floor

Bedroom One

At the front of the property this good size double room has lovely views over the valley. There is also a full wall of fitted wardrobes.

Bedroom Two

A single room with stunning views looking up the valley. There is a traditional fireplace and access to the loft.

Bedroom Three

A further double room at the front with far reaching views of the valley and the gardens.

Bathroom

White three piece suite comprising of panelled bath, wash hand basin and WC. Part wall tiled with vanity cabinet.





Outside

To the front of the property is a pretty cottage style garden with traditional stone wall boundaries. There is a lawn and patios area and colorful planted borders that change with the different seasons. To the side of the property is space for a driveway, currently has a metal five bar gate.

Barn

A traditional stone built barn with large double doors into the big full height space which also has a car inspection pit. There is also a storage area created within the shippon's underneath the main barn. There is also a detached stone-built storage shed ideal for garden tools and equipment. At the rear there is a vibrant vegetable plot and a greenhouse for anyone with green fingers.

Directions

From Staveley, take the sign post to Kentmere and follow the single valley road up for some distance until a right fork is signed for Green Quarter and Hallow Bank. Take this fork and wind through the hamlet of Green Quarter, following the lane up to a fell gate, from which you will see Hallow Bank in the distance. Continue through the fell gate ignoring the first left hand turn and take the second lower road to the left, which leads to the cottages of Hallow Bank, Pout Howe Cottage can be found on the left had side.

Whattthreeords: ///dumplings.shred.taped

Services

Mains electric. Private water- supplied from a spring well on the fells. Septic tank, private for Pout Howe Cottage, located in back courtyard area- the vendors believe this not to be compliant with the current general binding rules. Oil Rayburn in Kitchen heats the hot water - Oil tank located in the rear garden.

Tenure

Freehold.

Internet Speed

Standard speed of 26 Mbps download and for uploading 1 Mbps as per Ofcom website.

Council Tax Band

E

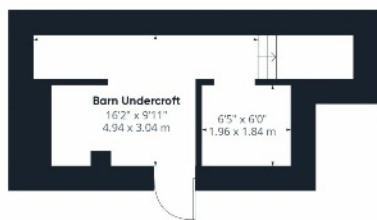




Floor 0 Building 1



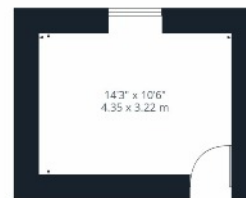
Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3

Approximate total areaⁱⁱⁱ
 1943.75 ft²
 180.58 m²

Reduced headroom
 5.73 ft²
 0.53 m²

(1) Excluding balconies and terraces

(ii) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.