



Laneside

Underbarrow, Kendal, LA8 8HJ

Guide Price £645,000

Laneside

Underbarrow

A rare find: a modern four bedroom detached bungalow. Set on a quiet lane within the centre of the village and such a convenient place to live in the beautiful Lyth Valley yet on the outskirts of Kendal just a short journey to the central Lakes. Architect designed, refurbished and extended property, beautifully finished and offers level living, ample and versatile space, and delightful views from every window over the local countryside towards Scout Scar from the rear and Red Scar to the front. Accommodation briefly comprises of a large open plan living/dining space with a modern kitchen, utility room, four double bedrooms, one with ensuite, a snug/study and a family bathroom. Outside there are delightful gardens to both the front and rear and a driveway offering parking for several vehicles.

The village of Underbarrow is in a quiet National Park community with church, village hall and excellent well renowned local pub, The Black Labrador. With walks in abundance on your doorstep, head out across the fields, up the fells or down the lane. Secluded but not isolated, just 10 minutes drive to the centre of Kendal, where there is a Booths supermarket, numerous shops, chemists, grocers, hairdressers and more. In the opposite direction, Bowness and Lake Windermere can be accessed in 15 minutes. Families are well placed with the delightful Crosthwaite Primary School only ten minutes drive.





Accommodation

From the front door enter the hallway.

Hallway

A spacious central area giving access to all rooms. Finished with wooden flooring, radiator, Velux window and loft access.

Open Plan Living Space

On entering the kitchen, you will be wowed by the view from the double large sliding patio doors out to the garden and the open countryside beyond. The kitchen area is filled with light and has high ceilings and Velux windows. There is a good range of wall and base units in a soft duck egg colour with black granite work tops. The well equipped kitchen has a Belfast sink, Rangemaster with a 5-ring electric hob with extractor over and two ovens, integral slimline Hotpoint dishwasher and fridge. With wooden flooring throughout each area leads seamlessly to the next. The kitchen area leads into a large dining area with a log burner to one side for those cosy winter evenings and a near full wall of glazed windows and sliding doors leading out to the patio area taking in views of the fields behind and Scout Scar beyond. From the dining area you will find a good size sitting room benefiting from high ceilings and a further log burner. This great combined space makes for modern day social living.

Snug/Study

A versatile room off the sitting room. Currently used as a home office, you can only imagine how lovely it is to work in such a space enjoying the sun most of the day and the dual aspect enjoys fields and fell views. With a door to the outside it's ideal if you work from home and want to meet with clients without offering access through the house.



Utility Room

A useful room with space for a washer and dryer, stainless steel sink and drainer, window and external door. There is additional space for freestanding fridge freezer if required. The electric boiler is also located in this room.

House Bathroom

A light room with both a window and Velux window, three piece suite in white comprising of a bath with shower over and glass screen. WC, hand basin. Partially tiled with heated towel rail and wooden floor.

Bedroom One

Master king size bedroom, with high ceilings and a lower than average window to enable you to sit in bed and enjoy the view of the garden and Scout Scar beyond. The modern ensuite consists of a large walk-in shower, hand basin, WC and heated towel rail.

Bedroom Two

Large double room located at the front of the property with stunning countryside views from the dual aspect looking towards Red Scar and Nigh Hill. There are fitted cupboards with hanging rails and further storage above.

Bedroom Three

A further double room located at the front of the property with great views towards Red Scar and Nigh Hill.

Bedroom Four

Snug double or good size single room. There is a built-in storage cupboard with hanging rail and further storage above.





Outside

To the rear of the property is a delightful garden with sweeping lawn and gravel path around, there are mature shrubs and trees and four veg boxes plus veg area under the lovely willow tree. Open to the countryside with sheep and lambs playfully skipping about literally at the bottom of your garden! To the front of Laneside you will find a further lawn garden area with planted up borders and a range of mature shrubs enveloped with traditional stone walls and a driveway offering parking for several vehicles. Access is off Nook Lane – a quiet cul-de-sac serving Laneside and just 6 other properties.

Directions

From our Windermere office proceed down Lake Road to Bowness. Continue across the mini-roundabout and almost immediately turn left opposite St Martins church into Kendal Road. Continue along this road, through the village of Winstler and then past the Damson Dene Hotel. Continue ahead and at a junction signposted Crosthwaite continue straight through the village and continue on the main road to Underbarrow. On

entering the village, with The Black Labrador pub on the right hand side take the next left turn. Continue along the lane taking the next turning on your right where Laneside can be found a couple of hundred yards on the right. Whatthreewords: shortens.pizza.sweeping

Services

Mains electric with electric boiler, mains water and private septic tank.

Tenure

Freehold.

Internet Speed

Ultrafast speed of 1000 Mbps download and for uploading 220 Mbps as per Ofcom website.

Council Tax Band

F





Approximate total area[®]
 1501.44 ft²
 139.49 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 are 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.

