



3 Smithy Cottages, Crook  
£397,500

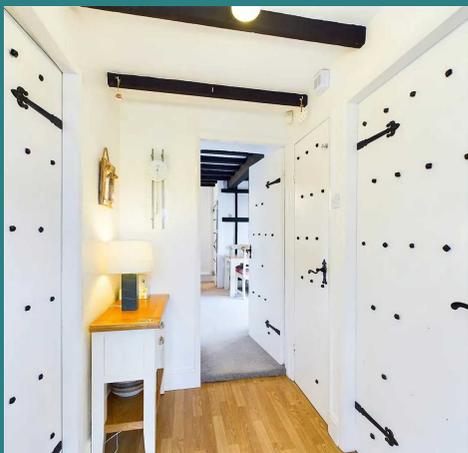




## 3 Smithy Cottages

Crook, Kendal

A charming three-bedroom end terrace traditional Lakeland cottage is presented in great condition, blending delightful cottage-style features with modern-day comforts. Located approximately fifteen minutes by car from Kendal and under ten minutes from Bowness and Lake Windermere. Set within a good-sized plot, the property enjoys far-reaching views over open, unspoilt countryside towards Coniston Old Man. An entrance porch leads to the welcoming hallway. The kitchen features a stylish range of base and wall cupboards. In the lounge and dining room, you will find a cosy space for relaxation and entertainment, with patio doors allowing natural light to flood the room, and you can step out to enjoy the views. To complete the ground floor, there is a bathroom and a study, which has previously been used as a separate dining room. Upstairs are three bedrooms, a shower room, and a WC. Outside are various seating areas, a garden with incredible views, an undercroft, and parking. For further details or to arrange a viewing, please get in touch.



**DIRECTIONS:** Leave Kendal along Windermere Road, and at the roundabout, take the second exit onto Crook Road (B5284). Continue along this road for approximately four miles, and the property can be seen on the left-hand side, identified by our for sale board.

## ENTRANCE

To the side of the property, the composite entrance door with a glazed panel, opens to the porch.

## PORCH

6' 1" x 5' 4" (1.85m x 1.63m)

The porch has dual-aspect uPVC double-glazed windows and a timber door with glazed panels that opens to the hall, together with a single-glazed window to allow in light.

## HALL

7' 10" x 4' 6" (2.39m x 1.37m)

Timber doors open to the kitchen, the ground-floor bathroom, the boiler/cloak/storage cupboard, and the lounge/dining area.

## KITCHEN

10' 4" x 7' 11" (3.15m x 2.41m)

The kitchen has a range of fitted storage units with a complementary worktop incorporating a ceramic single-drainer sink. The integrated appliances include a washing machine, a dishwasher, an oven and upright fridge/freezer, there is also an induction hob, and an extractor hood. There are double access doors to a storage cupboard and a uPVC double-glazed window.

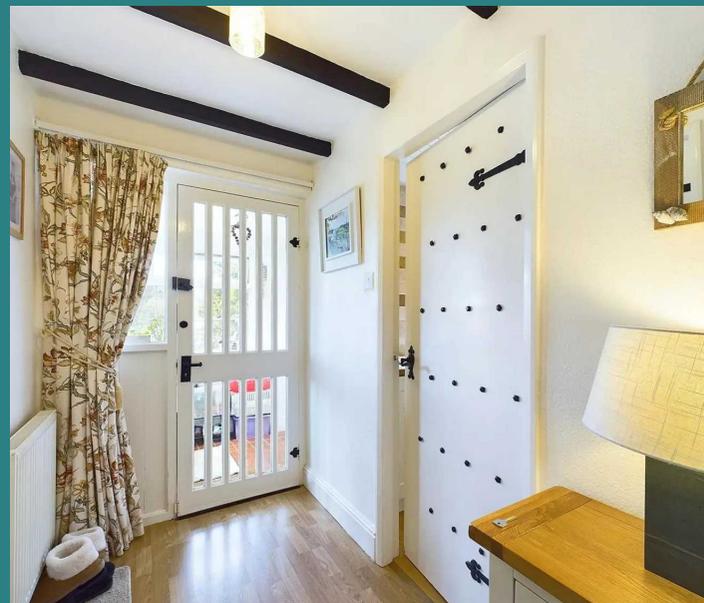
## GROUND FLOOR BATHROOM

6' 11" x 5' 5" (2.11m x 1.65m)

The suite comprises a panel bath with a shower over, a pedestal wash hand basin, and a WC. There is also a chrome ladder radiator and a uPVC double-glazed window with privacy glazing.

## BOILER/CLOAKS/STORAGE CUPBOARD

This space houses the electric boiler and the hot water cylinder.





### LOUNGE/DINING AREA

21' 1" x 12' 0" (6.43m x 3.66m)

The cosy living room with exposed beams has a Morso wood burning stove set in a cast iron fireplace with a tiled hearth and an ornate timber surround, a low-level cupboard housing the electric meter and circuit breakers, a uPVC double-glazed window to the front aspect with a built-in window seat, an alcove with a built-in storage cupboard, a step up to the timber door to the study, a radiator, and a door to the stairs with an access door to the under stair storage, an alcove with fixed shelving, room for a dining table and chairs and uPVC patio doors which open to the rear garden.

### STUDY

11' 11" x 8' 9" (3.63m x 2.67m)

The study has exposed beams and a radiator, a bespoke desk/worksurface, and two uPVC double-glazed windows on the front aspect. Please note that this room forms the flying freehold with the neighbour's bedroom above.

### FIRST FLOOR LANDING

4' 8" x 2' 6" (1.42m x 0.76m)

With exposed beams and timber doors to the three bedrooms, w.c., and shower room, there is a uPVC double-glazed deep sill window shared with the shower room to the rear aspect.

### BEDROOM ONE

11' 11" x 10' 2" (3.63m x 3.10m)

This room has built-in wardrobes along one wall, exposed beams, a radiator, and a uPVC double-glazed deep sill window to the front aspect.

### W.C.

3' 9" x 2' 6" (1.14m x 0.76m)

The suite comprises a w.c. and a wall-mounted corner wash basin. There is also an access hatch to loft space.



### SHOWER ROOM

6' 2" x 5' 10" (1.88m x 1.78m)

The suite comprises a corner shower cubicle with a mains-fed dual shower head, a pedestal wash hand basin, a chrome ladder radiator, and a wall-mounted cabinet with a mirrored door.

### BEDROOM TWO

14' 3" x 8' 0" (4.34m x 2.44m)

This room has fitted wardrobes and dressing table, exposed beams, a radiator, an access hatch to loft space, and a uPVC double-glazed window to the side.

### BEDROOM THREE

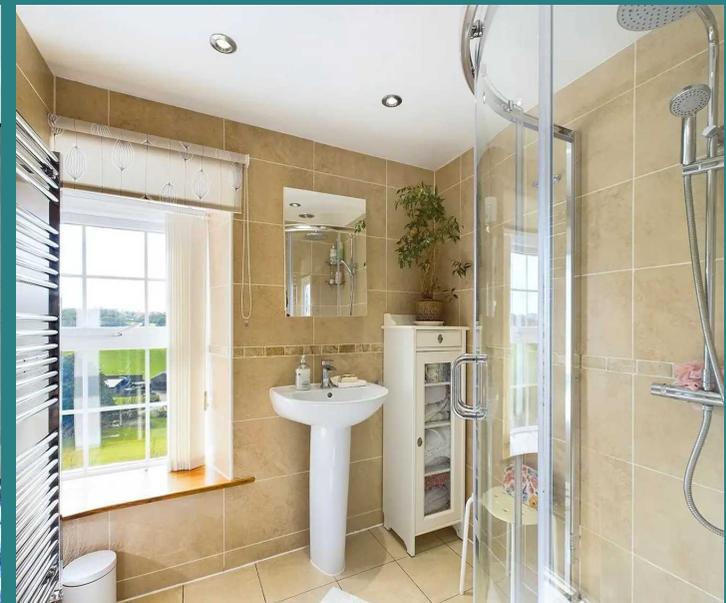
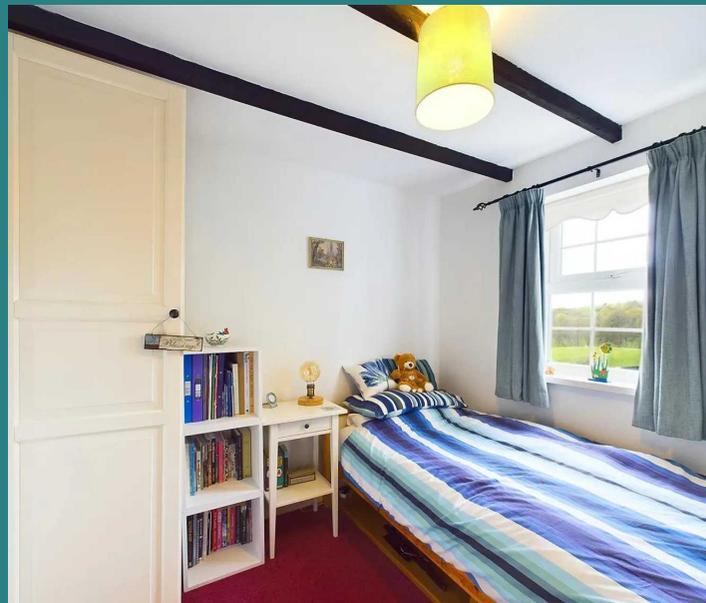
8' 3" x 7' 10" (2.51m x 2.39m)

This room has exposed beams, a radiator and a uPVC double-glazed window to the rear.

### GARDEN

A gate opens to the garden, with steps leading down past a log store to a gravel seating area. Further steps lead to the rear garden where there are several different seating areas on different levels to take advantage of the afternoon and evening sun and the outstanding views. Steps lead up to a further seating area outside the living room, with open storage below. A door opens to the cellar or storage room with light and power and outside tap. Slate steps lead down to the lane behind the property, and there is an area, large enough to park two vehicles, that the vendor has used for parking, continuously and unchallenged since ownership, although this does not belong to the property. Across the main road is a further semi-wild plot of land containing damson trees, apple trees, and sloe bushes, we are also advised there are daffodil and bluebell bulbs. As this plot is elevated, you can again see the far-reaching views over the cottage.

### OFF ROAD PARKING





Cellar



Floor 1



Floor 2



#### ADDITIONAL INFORMATION

There is a septic tank located within the neighbouring field and is shared by the three cottages.

Flying freehold.

SERVICES: Electric, mains water and shared septic tank.

Broadband: Hyperfast fibre-to-the-house internet provided by B4RN with speeds up to 1GB

Heating: electric central heating and wood burning stove.

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



## Arnold Greenwood Estate Agents

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