



BEACON VIEW, GRAYRIGG, KENDAL  
**£240,000**

**MILNE MOSER**  
SALES + LETTINGS



5 BEACON VIEW  
GRAYRIGG  
KENDAL  
LA8 9BT



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PARKING

**Having open views to the front and the rear, this semi detached house must be viewed to fully appreciate.**

Available with no onward chain, there is potential to create a lovely family forever home in a popular location just 10 minutes drive from Kendal.

All the rooms are well proportioned and there is a generous garden space plus parking for residents at the front. Modern electric storage heaters and UPVC double glazed. Dual aspect lounge, family kitchen plus an outhouse/wc workshop space. The bathroom is fitted with a four piece suite. Subject to a local occupancy requirement. Please ask for further details.

The village of Grayrigg is situated in between two national parks and located approximately 5 miles from Kendal and is well placed for travel both north and south. The village has a primary school, village hall and church and is located on a bus route. Grayrigg is popular with families and retirees alike. From the property there are many walks and rides available offering buyers a rural lifestyle with the advantage of being only 20 minutes from Oxenholme Station for the West coast Mainline or 10 minutes to the motorway.







## ACCOMMODATION

Approaching via steps and the front garden to the UPVC double glazed door into porch.

### PORCH

Glazed door leading into hall plus a double glazed window. Space for coats and shoes.

### ENTRANCE HALL

UPVC double glazed window faces into the porch. Stairs lead to the first floor landing, modern storage heater, ceiling light and telephone point.

### LOUNGE

Dual aspect UPVC double glazed windows facing the front and rear aspects. The views to the front are particularly good over open fields towards the fells. Wooden fire surround with LPG living flame gas fire and tiled inset. Two modern electric storage heaters, television point/cabling and ceiling light.

### KITCHEN/DINER

UPVC double glazed window to the rear aspect with view over the garden to fields beyond. Fitted with a range of oak farmhouse style base, wall and drawer units with dark worktops, one and a half bowl sink with drainer and tiled splashbacks. Electric hob with extractor hood over and electric oven and plumbing for washing machine. Built in cupboard under the stairs and pantry style cupboards, ceiling light, modern storage heater and television point. Door leading to the side passageway.

### SIDE PASSAGE

Ceiling light and tiled floor. Door leading to the rear garden.

### WORKSHOP/OFFICE

UPVC double glazed window facing the front aspect. Fitted with base units and worktops. Ceiling light.

### WC

Frosted UPVC double glazed window facing the side elevation. WC.





### LANDING

UPVC double glazed window facing the rear elevation with an excellent view over the garden to fields beyond. Access to the loft and two built in cupboards (one housing the hot water cylinder). Ceiling light, modern storage heater and two loft accesses.

### BEDROOM

Having two UPVC double glazed windows facing the front aspect with open view over rolling hills and countryside. Good sized cupboard over the stairs, ceiling light and electric heater.

### BEDROOM

UPVC double glazed window facing the side aspect with view over Grayrigg. Cupboard over the stairs plus additional shelved cupboard. Two wall lights, electric heater and ceiling light.

### BEDROOM

UPVC double glazed window facing the rear aspect with excellent view. Ceiling light and electric heater.

### BATHROOM

Frosted UPVC double glazed window facing the side aspect. Fitted with a four piece suite comprising of bath, concealed cistern WC, vanity wash hand basin and shower cubicle. Mirror with vanity light, extractor fan, downlights and heated chrome towel rail. Fully tiled.

### EXTERNAL

A path leads from the residents parking area along to the front gate with the path continuing to the front door. The front garden is laid to lawn with border beds. Access to the side of the property to the rear garden. The rear garden is semi divided and has a lawn and central path leading to vegetable beds and flower/shrub borders. Greenhouse (with power connected) and outhouse store. External tap.







This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only

FLOOR PLAN

GROUND FLOOR

ENTRANCE HALL	11' 6" x 4' 10" (3.51m x 1.48m)
LOUNGE	11' 10" x 18' 4" (3.61m x 5.59m)
KITCHEN/DINER	11' 6" x 11' 6" (3.51m x 3.51m)
WORKSHOP/OFFICE	5' 7" x 9' 2" (1.69m x 2.80m)

FIRST FLOOR

BEDROOM	11' 10" x 10' 10" (3.61m x 3.31m)
BEDROOM	8' 3" x 9' 6" (2.50m x 2.9m)
BEDROOM	8' 11" x 7' 2" (2.72m x 2.17m)
BATHROOM	5' 5" x 8' 6" (1.65m x 2.59m)

EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

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## KEY FACTS

### DIRECTIONS

Leaving Kendal on Appleby Road, proceed past Morrisons and out in the countryside. After approx 4 miles, continue into Grayrigg village. Beacon View is on the left hand side as you enter the village, with parking for the row to the layby.

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### GENERAL INFORMATION

**MAINS SERVICES:** Water, Gas, Electric and Drainage

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

PLEASE NOTE - The property is subject to a Local Occupancy Clause  
- The prospective buyers must have lived or worked in the county of Cumbria for the last 3 years.

## ARRANGE A VIEWING

To arrange your viewing contact our Kendal Sales Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725 582

**Email.** [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)



# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE  
Telephone. 01539 725 582  
Fax. 01539 723 425  
Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)  
Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,  
Milnthorpe, Cumbria LA7 7QJ  
Telephone. 015395 64600  
Fax. 015395 63976  
Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)

### CARNFORTH OFFICE

5 - 5a Market Street, Carnforth, Lancashire LA5 9JX  
Telephone. 01524 952 600  
Email. [carnforthproperty@milnemoser.co.uk](mailto:carnforthproperty@milnemoser.co.uk)



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