

Millbridge Lane, Stainton, Kendal, Cumbria, LA8 0DU

£360,000

Large (1,550 sqft) 4 double bedroom period home. Requires modernisation throughout - offering huge potential to create your own dream home in this desirable rural hamlet. Good sized, sunny garden adjoining a stream and fields. Secluded yet convenient.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this very spacious (1,550 sqft), 4 double bedroom, unique and charming property. Requiring modernisation throughout, and offering buyers a great opportunity to create a superb lifestyle home to their own specification and design. Ideally located in a peaceful yet convenient rural hamlet, this extended period property is a rare opportunity. The present owners have lived here for 37 years. Features include: attractive views, generous dimensions, exposed beams, thick walls and a log burner. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, size, potential, views, lifestyle and gardens.

PROPERTY SUMMARY

The generous accommodation includes a lounge, dining room, breakfast kitchen, utility, WC, 4 double bedrooms and 2 bathrooms. There is an integral single garage, front driveway/parking and good-sized rear garden adjoining fields and a stream.

LOCATION

Surrounded by beautiful countryside, this quiet 'no through road' hamlet offers a tranquil setting, whilst being less than 2 minutes drive from the A65. There are public footpaths, bridle ways and cycle routes in the area, ideal for recreation, fitness and dog walking. The popular market town of Kendal is nearby, offering a wide array of shops, schools, pubs, restaurants, supermarkets and leisure facilities. The beautiful and World-famous Lake District National Park and World Heritage site is just a few minutes' drive away, offering stunning scenery and outstanding opportunities for outdoor pursuits on the fells and lakes. The Yorkshire Dales, Eden Valley and attractive western coastline are also accessible with ease. Excellent local and national transport links make this area a popular choice with commuters and holiday makers (M6, A65 & Direct trains to Manchester, London, Glasgow and beyond).

DIRECTIONS

Sat Nav location: LA8 0DU.

GROUND FLOOR

Front porch with inner window and door to:

Lounge 17' 5" x 13' 3" (5.30m x 4.04m) max.
Spacious main reception room with feature log burner and rear patio doors.

Dining Room 14' 1" x 9' 0" (4.29m x 2.74m)
Good sized formal dining area with rear windows and wide opening and step into:

Kitchen 9' 9" x 20' 8" (2.97m x 6.29m) max.
Traditionally styled fitted kitchen with space for a breakfast table. Integrated oven and hob and space for a dishwasher. Rear window and patio door to the garden. Door to:

Utility & WC 6' 8" x 5' 8" (2.03m x 1.73m) + WC.
Housing the wall mounted oil boiler and space for a washing machine and dryer. Separate WC.

FIRST FLOOR

Very spacious landing, with ample room for seating or a study area.

Bedroom One 9' 10" x 9' 10" (2.99m x 2.99m) + bay.
Double bedroom with front square bay.



Bedroom Two 11' 6" x 10' 0" (3.50m x 3.05m) + bay.
Double bedroom with rear square bay.

Bedroom Three 14' 1" x 10' 2" (4.29m x 3.10m) max.
Double bedroom with side and rear windows.

Bedroom Four 13' 10" x 9' 8" (4.21m x 2.94m) min.
Double bedroom with rear window.

Bathroom 1 8' 2" x 6' 5" (2.49m x 1.95m)
Fitted coloured bath suite with separate shower cubicle.

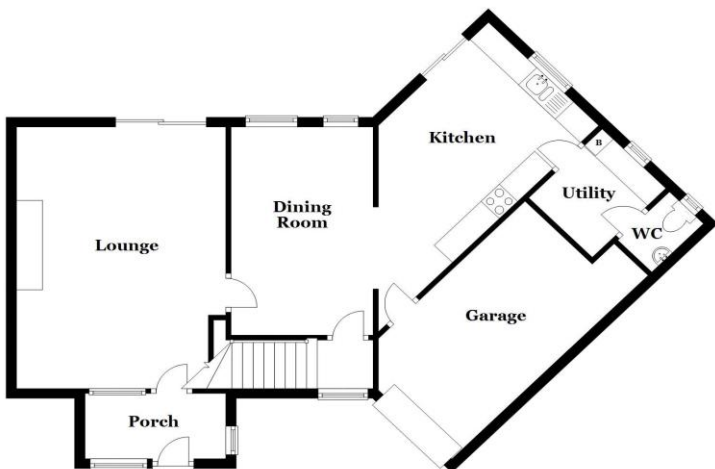
Separate WC 6' 4" x 5' 2" (1.93m x 1.57m) inc cpd.
Spacious WC with large cupboard housing the hot water tank.

Bathroom 2 10' 2" x 6' 2" (3.10m x 1.88m) max.
Fitted white bath suite with separate shower cubicle.

INTEGRAL GARAGE 18' 7" x 9' 3" (5.66m x 2.82m) +
recesses.
Good sized single garage with additional space for
storage/workshop units.



Ground Floor



First Floor





OUTSIDE

To the front is a gravelled driveway/parking area. To the rear is a generous, lawned, southerly facing garden, which leads down to an adjoining stream. Raised patio, seating area and small pond.

AGENT'S NOTES

The property is served by a private septic tank (in the rear garden). Due to recent changes in legislation, the existing septic tank will need upgrading to a small treatment plant type as part of any renovation project.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: D.

These details were prepared / amended on: 07/12/2024



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 47 | |
| (21-38) | F | | |
| (1-20) | G | | 70 |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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