



Cherry Garth
Brigsteer | Kendal | LA8 8AJ

FINE & COUNTRY

CHERRY GARTH







Cherry Garth is a wonderful opportunity to buy a detached 3 bedroom property with huge potential and further scope to remodel. In a tranquil setting, in the heart of the pretty hamlet of Brigsteer in a picturesque rural setting with some stunning long reaching views down the valley from the property and its balcony. The property occupies a generous plot of 0.3 acres which encompass ample parking, shed, tiered lawned gardens, and a pond.

The property is designed with the living and bedroom accommodation on the first floor level with access out from the rear porch to the patio area and to the ground floor there is a large integral garage, laundry room, large store room with sliding patio doors and an entrance hall with spiral stairs leading up to the first floor living room.

Location

Lanes of quaint cottages, well-kept barn conversions, the occasional more recently built home and colourful gardens, Brigsteer is an exceptionally attractive village in the Lyth Valley, within the Lake District National Park. The gently undulating valley is well known for its damson orchards; in early spring, the distinctive frothy clouds of white blossom grace the fields and are a frequent sight, by autumn the trees are laden with the purple fruits and it is time for harvest.

Along with Brigsteer, at the heart of the valley are the picturesque villages of Winster, Crook, Crosthwaite, Underbarrow and Witherslack, all being connected by a network of lanes, bridleways and footpaths. Collectively this is a sought-after place to live and no wonder, it offers a delightfully rural but exceptionally accessible country lifestyle; all the advantages without any of the inaccessibility. The Lyth Valley is easy to reach off the M6 via the A590 and with a station on the main West Coast railway line at Oxenholme (Kendal) it offers great connectivity for the road and rail network.

The valley feels a world away from the noise and crowds of the busy Lakeland villages of Bowness-on-Windermere, Ambleside, Grasmere and Hawkshead but they remain close enough to dip into for day trips should the fancy take you. Windermere and Bowness are easy to reach for schooling and daily essentials ensuring that life in the valley is more about community and embracing quiet country living.

Brigsteer has a pub and a modern village hall which hosts a variety of groups and classes. In nearby Levens (2.1 miles distant) there is a shop, pub and school.

Step Inside

Stone steps to a covered walkway lead to the front door, which leads into a spacious hall with wooden flooring and wall lighting and a spiral staircase, a downstairs store room with huge potential to be adapted offers further scope for bedrooms or hobby space, and from the hall a convenient connecting door into the large garage with laundry room.

The living area is a great space combining a dining area and sitting room making it a social space to eat and relax, all with great views over the Lyth Valley. The living room has a wooden floor throughout and an electric style wood burner set within a marble surround. Two sets of sliding patio doors lead out to a large seating balcony taking in views of the garden and far reaching views down the Lyth Valley to the estuary in the distance. The kitchen is positioned to the rear of the property with back porch and features an AGA. There are potentially 3 bedrooms, 2 are currently good size double bedrooms with the main bedroom enjoying super views across the valley from the picture window. The third bedroom is currently an office. The family sized bathroom is very generous and comprises jacuzzi bath, double shower cubicle, WC, pedestal wash hand basin and bidet. There is access in the hallway to an extension loft space.

















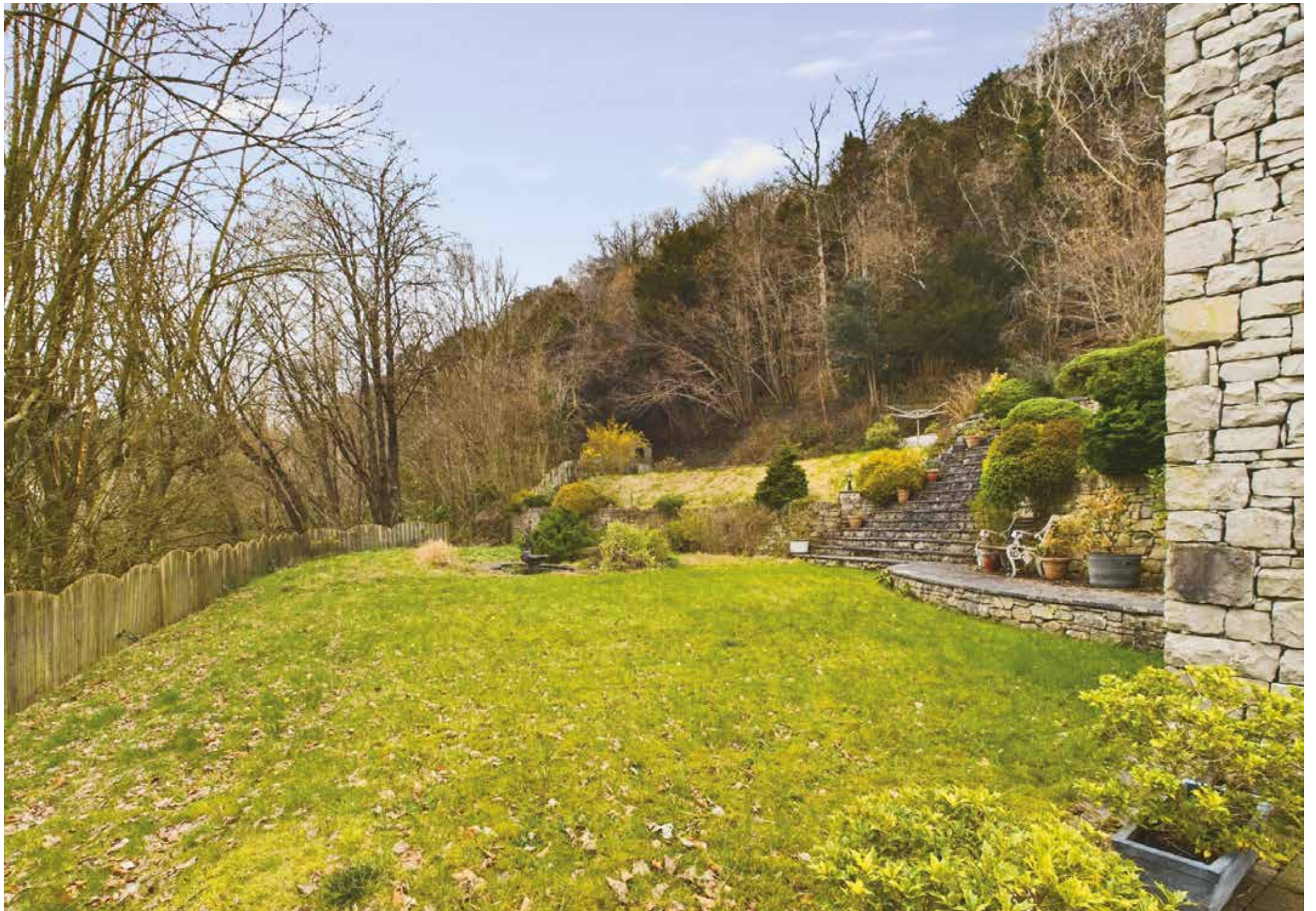


Step outside

Upon arrival there's a generous brick laid parking area for several vehicles. The gardens to the property lay to the north and west of the property mainly laid to lawn which is tiered to two levels with the addition of a pond and shed. Pathways and steps lead around the house and give access at the rear into the rear porch. The gardens are bordered by woodland to the eastern and northern boundaries offering plenty of privacy and peace and quiet. From the upper level of the property, there is an extensive balcony spanning across the full width of the property enjoying a southwestern view across the valley and treetops.







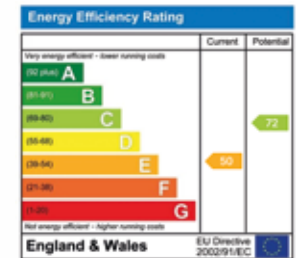




Floor 1



Floor 2



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FURTHER INFORMATION

On the road

Levens	2.1 miles
Kendal (via Levens)	7.9 miles
Bowness-on-Windermere	8.8 miles
Cartmel	11.5 miles
Manchester	74.2 miles

Transport links

M6 J36	6.4 miles
Oxenholme (via Levens)	7.6 miles
Manchester airport	81.3 miles
Liverpool airport	86.4 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Ultrafast speeds potentially available of 1000 Mbps download and for uploading 220 Mbps.

Mobile

Indoor: Three report 'limited' Voice and Data services.
O2 reports 'likely' Voice service and 'limited' Data service.
Vodafone and EE has no Voice or Data services.

Outdoor: EE, Three, O2 and Vodafone report 'likely' Voice and Data services.

Broadband and mobile information provided by Ofcom.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.



Schools

Primary

Crosthwaite CoE Primary School
Levens CoE Primary School
There is a selection of primary schools in Windermere and Kendal as well as independent schooling at Windermere School

Secondary

The Lakes School, Troutbeck Bridge
The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster University

Local Authority

Westmorland and Furness Council

Local leisure activities

The area is popular with cyclists as there are many recognised routes in the area including the Bay Cycleway, the Walney to Wear Cycle Way and the New Cumbria Cycleway
Cartmel Racecourse, a small national hunt racecourse in Cartmel with nine race days a year
Golf courses at Grange-over-Sands, Windermere, Crook and two at Kendal
Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness-on-Windermere
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the lakes and tarns
Theatres at The Old Laundry in Bowness-on-Windermere, The Brewery in Kendal

Cinemas at The Royalty in Bowness-on-Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal
Places to visit - Sizergh Castle (National Trust), Levens Hall, Leighton Hall, Holker Hall, Brockhole on Windermere (the National Park visitor centre), Holehird Gardens (home of the Lakeland Horticultural Society) as well as a host of National Trust locations within the National Park including Beatrix Potter's house Hill Top at Near Sawrey and the steam yacht Gondola on Coniston Water
Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere
Jetty Museum, Windermere
Spa and gym facilities at several local hotels

Places to eat

The Lyth Valley is a paradise for food lovers. Here is a shortlist to get you started:

Informal dining, country pubs and cafes

The Wheatsheaf, Brigsteer
Hare & Hounds and Levens Kitchen, both at Levens
The Punch Bowl, Crosthwaite
Hare & Hounds, Bowland Bridge
The Black Labrador, Underbarrow
The Derby Arms, Witherslack
The Brown Horse, Winster
The Strickland Arms and Low Sizergh Barn Farm Shop Café, both at Sizergh
The Cavendish Arms, Cartmel

Fine dining restaurants

L'Enclume and Rogan and Co, both in Cartmel
Heft, High Newton
Gilpin Hotel and Lake House, Linthwaite House and The Samling, all in Windermere

Great walks nearby

There is a lovely circular route around the village itself which is good for simply stretching your legs but beyond this there is a network of lanes, bridle paths and footpaths all linking up to provide a never-ending variety of longer walks.

Involving a drive, but well worth it, there are Wainwright's 214 Lakeland fells and Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) to explore as well as coastal walks along the promenade at Grange over Sands and in the Arncliffe and Silverdale AONB.

Services

Mains electricity and water. Private drainage serving the main house, unsure of location of septic tank. Oil fired central heating.

Guide price £650,000

Council Tax band F

Tenure
Freehold



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