



# Garth Row

£595,000

Rose Cottage, Garth Row, Kendal, LA8 9AT

A most charming stone and slate country cottage, nestling in a pretty and quiet South Lakeland hamlet, enjoying simply delightful views over the surrounding countryside, yet within easy access of the market town of Kendal, the M6 and Oxenholme mainline train station. Those who view will be surprised and delighted - both in terms of the warm and friendly character and living space on offer, together with the attractive well tended gardens.

Beautifully presented throughout, the property oozes period features which is evident by the charming exposed beams and modern twists throughout. It is obvious to all those who enter Rose Cottage the attention to detail given is evident both inside and outside. A home that is equally suited to permanent occupation or for those seeking a retirement home or holiday use. An early appointment to view is highly recommended.

## Quick Overview

- Charming 1720's Semi-detached Cottage
- Original features
- Living Room, Kitchen, Dining Room & Conservatory
- Four Bedrooms
- Bathroom & Shower Room
- Off-road parking
- Beautiful rear enclosed gardens
- Peaceful & quiet setting with wonderful views
- Early viewing recommend
- Ultra fast Broadband download speed up to 1000MBPS



4



2



2



F



1000MBPS



Ample Off-Road Parking

Property Reference: K6671



Sitting Room



Sitting Room



Dining Room



Kitchen Dining

**Location:** The property forms part of the attractive rural hamlet of Garth Row which is about two miles north of the market town of Kendal, just off the A6 Shap Road. Garth Row is surrounded by glorious countryside and is close to the beautiful valley of Longsleddale, which is within the Lake District National Park. The highly regarded primary school at Selside is nearby and the cottage is on the school bus route for both primary and secondary schools, and the historic market town of Kendal provides an excellent range of amenities.

From Kendal head north out of the town on the A6 Shap Road. After about three miles turn left into a country lane signposted to Garth Row. Follow the lane into Garth Row and at the crossroads turn left. Rose Cottage is then the first house on your right-hand side.

**Property Overview:** This four bedroom delightful cottage, offers well planned accommodation and plentiful charm and character with many original features such as the fireplaces, exposed brick and wood panelling. The property is well presented and has a well tended large landscaped private garden to the rear and superb views which you can also view from the conservatory and balcony.

The accommodation is laid out over three floors and offers flexible living space to suit a variety of new owners and those who are seeking a peaceful quiet location with simply stunning views as far as the eye can see.

Upon entering the ground floor entrance porch with double glazed windows and tiled floor you will find plenty of space for hanging your coats.

Through then into the hall with its feature stain glass window, you will come across a useful storage/coats cupboard which then leads to the undercroft which houses a wall mounted Worcester boiler.

At this level you will find bedroom 2/study, a light an airy room currently being used as a home office with a pleasant open aspect, sash window and Velux roof light,

From the hall you will step into the charming kitchen with its original features, sash window and quarry tiled floor that flows through into the dining room. Fitted with a range of attractive wall, base and drawer units with complementary working surfaces and an inset bowl and half sink with drainer and coordinating part tiled walls. Warmed by the economy 7 electric Aga, and with space for under counter fridge and freezer and plumbing for washing machine.

Leading through from the kitchen is the dining room which offers great space for family meals or entertaining, with exposed brick work, Velux roof light and UPVC French doors and matching full height UPVC window which leads out onto the delightful decked balcony overlooking the garden and open countryside.

Two steps down from the kitchen is the simply delightful living room with its exposed timbers and enjoying a dual aspect that overlooks the garden and the stunning far-reaching countryside views. The splendid stone fireplace with timber mantle and raised stone hearth has that must have multi-fuel stove being the focal point for all the family to enjoy. The open oak staircase with full glass panelling leads you to the first floor; where you will find the master bedroom with its en-suite bathroom. A



Kitchen Dining



Kitchen Dining



Shower Room



Conservatory



Bedroom 2/Study



Bedroom Three

relaxing room that enjoys many original features with exposed beams, a feature fireplace and two sash windows with deep sills offering plenty of light. Within the bedroom a ladder staircase provides access to an excellent loft room with two Velux roof lights and a fitted cupboard.

The en-suite bathroom has a sash window with deep sill and attractive part tiled walls with complementary laminate flooring and heated towel rail. A three-piece suite comprises; a panel bath with shower over and separate hand held shower, WC and wash hand basin.

Back down and into the hall a short flight of steps lead you down to the lower ground floor where you will find two further bedrooms, a shower room and conservatory.

The conservatory takes in those stunning far-reaching countryside views, with double doors and a single opening to the gardens. With an attractive tiled floor and radiator - this really is a room to enjoy all year round.

Bedroom 3 has a Velux roof light and sash window with aspect to the front. Bedroom 4 is a good double room with two sash windows, a Velux roof light and an open aspect to the rear and simply stunning views.

The shower room has a Velux roof light, heated rail and attractive flooring, and a three piece suite which comprises; a corner shower cubicle with Mira Shower over, WC and wash hand basin with tiled splash back.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Inner Hall

Kitchen

16' 4" x 15' 7" (4.98m x 4.75m)

Living Room

23' 4" x 16' 4" (7.11m x 4.98m)

Dining Room

12' 8" x 8' 4" (3.86m x 2.54m)

Bedroom 2/Study

9' 0" x 7' 5" (2.74m x 2.26m)

Lower Ground Floor

Lower Ground Floor Landing

Conservatory

16' 4" x 11' 4" (4.98m x 3.45m)

Bedroom 3

9' 6" x 8' 11" (2.9m x 2.72m)

Bedroom 4

11' 1" x 11' 0" (3.38m x 3.35m)

Shower Room

First Floor

Bedroom One with Ensuite Bathroom 17' 11" x 15' 4" (5.46m x 4.67m)



Bedroom One



Bedroom Four



Rear of Property



Decking



Views to the rear

**Outside:** To the front is a private driveway with ample parking as well as a charming, low maintenance rockery. To the rear you will find a delightful large, private garden and well tended landscaped lawns complete with established borders with a wide variety of plants, shrubs, trees and flowers, paved patio, pond and a trickling stream. Completing the look is a spacious undercroft, ideal for storing gardening equipment and furniture. The LPG gas tank can be found to the side of the property as well as a number of sheds. Steps lead up to a raised decking perfect for al-fresco dining whilst taking in the breath-taking views of the fields, Potter fell and beyond.

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band E

**Services:** mains electricity, mains water. LPG heating. Private drainage.

B4RN Wifi

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

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**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

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## Meet the Team

### Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711  
Mobile: 07971 916752  
elaine@hackney-leigh.co.uk



### Keira Evans

Property Valuer

Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Ellie Graham

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

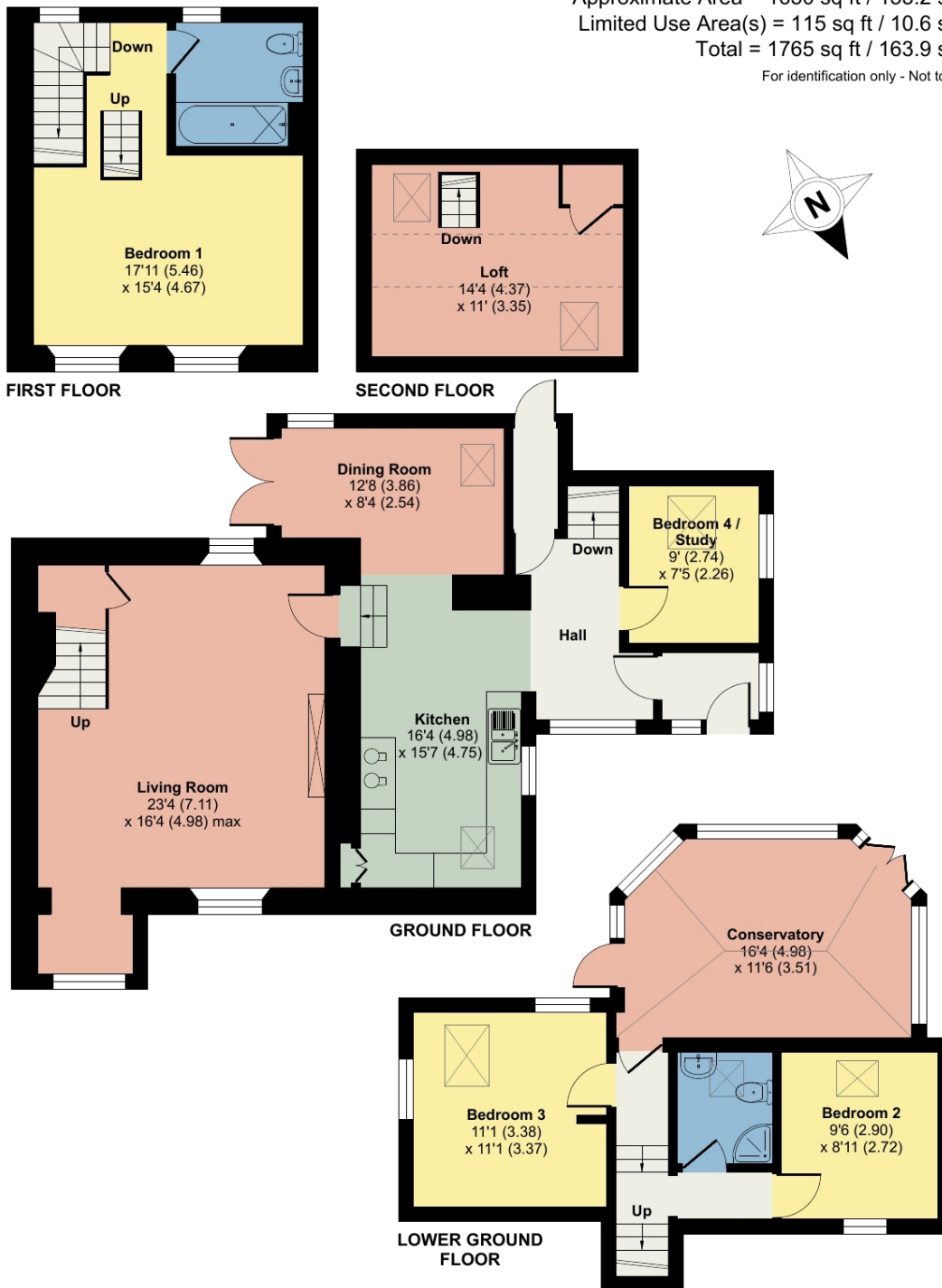
# Rose Cottage, Garth Row, Kendal, LA8

Approximate Area = 1650 sq ft / 153.2 sq m

Limited Use Area(s) = 115 sq ft / 10.6 sq m

Total = 1765 sq ft / 163.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 990757

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