



Brigsteer

£625,000

9 Crow Wood, Brigsteer, Kendal, Cumbria, LA8 8AW

A rare opportunity to purchase a delightful, detached, modernised, village bungalow set within large south facing gardens and enjoying fine views across the distant Lakeland fells. Bramblehow offers a well-planned layout with a large living room and excellent fitted kitchen/diner, both of which open on to splendid balconies. Whilst purchased as a three bedroom home, its current owners prefer a two bedroom layout with the third bedroom now being used as a large study off the second bedroom. However the owners are prepared to reinstate the original layout at their expense should a prospective buyer prefer three bedrooms. The attached floorplan shows the proposed alterations.

Nestled in a quite cul-de-sac in the charming village of Brigsteer, this delightful and stylish detached bungalow has been modernised by the current owners to provide a beautiful, ready to move into home in a tranquil setting.

Quick Overview

Detached true bungalow
Two/three double bedrooms and/or study
Large kitchen/dining room with views over the
Lyth Valley
Living room with log burner & stunning views over
the fells
Two bathrooms
Peaceful and idyllic location
Beautifully tended south facing gardens
Attractive and sought after village location
Ample off road parking
Ultrafast Broadband*

Property Reference: K7087



3



2



2



E



Ultrafast
Broadband



Ample Off
Road Parking



Front External



Living Room



Raised Terrace



Kitchen/Dining Room

The property also enjoys excellent regional and national links with easy access to the Kendal bypass, the M6 Motorway and the Oxenholme and Kendal Railway Stations.

As you step into the spacious and welcoming entrance hall with timber flooring you'll find a handy cupboard space, perfect for coats and shoes.

The entrance hall leads into the heart of the home, which is undoubtedly the stunning kitchen/dining room, equipped with AEG integrated appliances including a 4-ring induction hob, full-height fridge, full-height freezer, dishwasher and double oven, as well as an integrated tumble dryer and washing machine, NEFF extractor and 1.5 stainless steel sink. Granite worktops and splash backs coupled with extensive wall and base units provide both style and functionality. Enjoy your morning coffee whilst marvelling at the stunning views from the dining table or by stepping through the impressive 3-way patio doors out on to the balcony overlooking the garden and the Lyth Valley.

The spacious living room is a haven of relaxation, featuring a wood-burning stove set on a slate hearth. With a further set of impressive patio doors opening on to a raised terrace and enjoying even more impressive views, it's the perfect spot to unwind and watch the sunset over the fells.

Bedroom one is a generous double featuring built-in mirrored wardrobes and a large en-suite four-piece bathroom with a corner bath, walk-in shower, WC, vanity washbasin, and a heated towel rail.

Bedroom two is an equally spacious double providing access to a further room, which currently serves as a study but could easily be reconfigured into a third bedroom. Both rooms benefit from access to a four-piece Jack and Jill bathroom boasting a panelled bath, walk-in shower, WC, vanity washbasin, and a heated towel rail.

The property also benefits from a part-boarded loft, with built-in ladder access and light to provide additional storage space.

There are two driveways, both enclosed by limestone walls and attractive flower borders and providing ample parking for up to four vehicles. There's also a charging point for electric cars and gated access to the rear from both driveways.

On the east side of the house you'll find a boot room with a WC, washbasin, shower and storage, alongside a potting shed leading to a patio seating area.

The rear of the house provides access to an undercroft complete with power and light offering ample storage whilst also housing the boiler.



Kitchen/Dining Room



Balcony



Bedroom Two



Jack and Jill Bathroom



Study



En-suite to Bedroom One

The garden is a wonderful sanctuary with idyllic areas to explore - a haven for wildlife. Stroll past two charming ponds to reveal multiple seating areas, a greenhouse and a fire pit.

A slate path leads to a stylish, professionally constructed log cabin, which currently serves as a gym but could easily be converted into a sauna/barbecue hut.

Stone steps lead back to a lawned area sitting in front of a large formal patio wrapped around the rear and west side of the house, which is an ideal spot for entertaining. Beyond that you'll find a log store and bicycle shed equipped with power and light.

This property truly offers a serene lifestyle amidst beautiful natural surroundings.

Accommodation with approximate dimensions:

Entrance Hall

Kitchen/Dining Room 18' 6" x 18' 4" (5.66m x 5.59m)

Living Room 15' 8" x 13' 8" (4.80m x 4.18m)

Bedroom One 14' 3" x 10' 7" (4.35m x 3.24m)

En-Suite Bathroom

Bedroom Two 14' 0" x 9' 5" (4.27m x 2.89m)

Study 11' 10" x 8' 9" (3.61m x 2.68m)

Jack and Jill En-Suite Bathroom

Boot Room

Undercroft 44' 5" x 19' 0" (13.56m x 5.80m)

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council Tax - Band F.

Services: Mains electricity, mains water, mains drainage and oil central heating.

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

What3Words & Directions: [///ethic.landscape.layered](https://www.what3words.com/ethic.landscape.layered)

Brigsteer is a small village nestling on the easterly side of the Lyth Valley and can be found from the market town of Kendal by taking the Brigsteer Road out of town and proceeding by way of Scout Scar. Drop down into the village and take the first turning left by the Wheatsheaf Inn, Crow Wood is the first turning on the right with 9 Crow Wood



Bedroom One



Garden



Garden



Drone View



Vendor's Own Photo

being found on your left towards the head of this quiet cul-de-sac.

Viewing: Strictly by appointment with Hackney & Leigh.

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Crow Wood, Brigsteer, Kendal, LA8

Approximate Area = 1303 sq ft / 121 sq m

Outbuildings = 1053 sq ft / 97.8 sq m

Total = 2356 sq ft / 218.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1263044

A thought from the owners... "We've exercised great care to improve our home to take full advantage of the wonderful views."

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