



Lyth

Guide Price £230,000

The Old Farmhouse, Lyth, Kendal, LA8 8DE

A 3 bedroomed semi-detached farmhouse situated in a rural and peaceful location. Benefitting from 2 outbuildings which could be converted into something spectacular and a great garden plus an additional small field. An ideal main residence, second home or holiday let.

*****FOR SALE BY PUBLIC AUCTION 30TH MAY 2024, 12pm at The Halston Hotel, 20-34 Warwick Road, Carlisle CA1 1AB*****

Quick Overview

3 Bedroomed semi-detached house

1 Reception room and 1 bathroom

Rural location

Kitchen and separate cloakroom

No chain

Garden and land

In need of modernisation

An ideal home, 2nd home or holiday let

Out buildings and off road parking

EPC band E



3



1



1



E



Ultra Fast
Broadband



Off Road
Parking

Property Reference: W6031



Living Room



Kitchen



Bedroom 1



Bedroom 2

Description: As you enter the property you are faced with a good sized entrance hall, leading into the living area with built in storage cupboards and a open fireplace with a traditional wood burner. The kitchen offers built in storage cupboards, traditional base units and shelved walls, plus BEKO oven and induction hob. From the kitchen you head into the utility with space for washing machine and boot room with separate WC.

Moving up to the first floor you have 3 bedrooms, all having views of the Lakeland fells and beautiful countryside walks and bedroom 1 including a sink. The family bathroom comprises of a built in storage cupboard with Gledhill hot water tank and shelving, WC, sink and bath with shower over.

Benefitting from a well proportioned garden, off road parking for two cars and land looking over the river Gilpin. This property would be an ideal main residence, second home or holiday let.

Location: Pleasantly located and just a few miles from the A590, it has easy access to Windermere, Kendal and other surrounding towns.

From Windermere proceed on New Road/Lake Road (A592) into Bowness, straight over the roundabout, bearing next left on to Kendal Road sign posted Lyth Valley. Continue on this road for approximately 8.5 miles, past the sign posted Crosthwaite, continuing past the Lyth Valley hotel and the property is situated on the left hand side (before the sharp bend) opposite Dawson Fold Farm.

Accommodation: (with approximate measurements)

Living Room 22' 7" x 14' 5" (6.88m x 4.39m)

Kitchen 14' 0" x 11' 2" (4.27m x 3.4m)

Utility 6' 6" x 6' 0" (1.98m x 1.83m)

Boot Room 7' 6" x 5' 1" (2.29m x 1.55m)

First Floor:

Bedroom 1 12' 3" x 12' 1" (3.73m x 3.68m)

Bedroom 2 12' 0" x 12' 0" (3.66m x 3.66m)

Bedroom 3 10' 5" x 8' 9" (3.18m x 2.67m)

Bathroom

Shed 20' 1" x 14' 6" (6.12m x 4.42m)

Outbuilding 19' 1" x 11' 0" (5.82m x 3.35m)

Property Information:

Outside: A well proportioned garden to the front of the property, plus two outbuildings and a piece of land that is accessed a short walk from the property. Finally, there is driveway parking for two vehicles.

Services: Mains electric, mains water and shared septic tank.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band E.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What3Words: //obtain.conned.soft



Bedroom 3



Utility



Out Buildings



Land

The Old Farmhouse, Lyth, Kendal, LA8

Approximate Area = 1317 sq ft / 122.3 sq m
Outbuildings = 503 sq ft / 46.7 sq m (excludes store)
Total = 1820 sq ft / 169 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1069750

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