



Kentmere

£625,000

Low Holme, Kentmere, Kendal, Cumbria, LA8 9JP

Nestled in the heart of the picturesque Kentmere Valley, backing onto the River Kent and not far from the village church with approximately 3/4 acre of land is Low Holme, a detached two bedroom bungalow now requiring a substantial upgrade, but arguably a perfection location for rural living.

An opportunity for the new owners to create a home to suite their own tastes and requirements, a home that will be of interest to those who have lived or worked Cumbria for the last three years.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Quick Overview

2 Bedroomed bungalow

1 Reception room and 1 shower room

Fabulous riverside location

Large gardens

Fantastic Lakeland fell views

Rural location

Potential to extend

An ideal family home or retirement bungalow

Ample driveway parking

*Superfast broadband speed of 80Mbps



2



1



1



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Superfast
Broadband



Ample Driveway
Parking

Property Reference: W6065



Lounge



Fitted Kitchen



Dining Kitchen



Bedroom 1

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An opportunity for the new owners to create a home to suite their own tastes and requirements, a home that will be of interest to those who have lived or worked Cumbria for the last three years.

Location: Situated in a stunning location at the end of the Kentmere Valley, sat within the Kentmere Horseshoe and only a short drive from Staveley village and 8 miles from Windermere.

On entering Staveley village from Windermere on Danes Road continue along this road (which becomes Windermere Road and the Main Street) pass the bus stop and take the first left onto Back Lane for a short time. Bear left at the end of Back Lane onto the Kentmere Road for approximately 3 miles and take the right hand turn signposted Hellwell Lane, the property can be found a short way on the left hand side.

Property Overview: Fabulously rural this 2 bedroomed bungalow offer spacious accommodation of living room, open plan kitchen and dining room, 2 double bedrooms, shower room and large attic space with ample storage.

On entering the property into the entrance porch area there is plenty of space for wet coats and muddy boots after a day on the fells, through into the spacious entrance hall with vaulted and beamed ceilings and offering access to the rest of the bungalow. The living area is a cosy space with a wood burning stove on a Lakeland slate hearth and the open plan dual aspect kitchen and dining area offer a fantastic area to entertain and cook up a storm with friends and family with patio doors leading to the garden area with private river frontage and fabulous Lakeland Fell views. In good order the kitchen area has all the integrated appliances one would expect for modern day living with a good range of wall and base units, inset stainless steel sink and plumbing for a washing machine.

Both bedrooms are double rooms and have lovely views out to the river Kent and beyond to the fells and finally to the ground floor the 3 piece shower room of corner shower unit, wash hand basin and WC which is now in need of some modernisation. The bungalow also offers a fantastic attic space with plenty of storage and an area that could be utilised as a hobby space.

Outside the property offers ample driveway parking for 3-4 vehicles, a large lawned garden and private river frontage all amounting to approximately 3/4 acres.

The property has previously had planning permission for a 2 storey extension in 2006 (LDNP - Planning Number 7/2006/5444) from the side of the kitchen and although the permission has now lapsed there is potential for the new owners to re-submit and be granted planning again.

The property is subject to the following occupancy restrictions:

1 - The dwelling house on the attached land shall not be occupied otherwise than by a person employed or to be employed or last

employed locally or who has throughout the period of three years immediately preceding the commencement of such occupation had his only or principle home locally together with the dependants of which a person living with him or her and the widow or widower of such a person.

2 - "Locally" in paragraph 1 hereof shall mean the area of the County Council of Cumbria. We appreciate that Cumbria County Council no longer exists but the geographical boundaries do and "the board" refers to the Lake District National Park Authority, base in Kendal.

3 - The dwelling house shall be the only or principal home of the occupant.

4 - An "only or principal home" is a dwelling occupied for more than half of every year.

The property has active Japanese Knotweed growing in the garden. The vendor has investigated and a quote for removing has been obtained in April 2024 for £4,596.80. Further details on request.

As one would imagine, mains water does not exist in such a secluded location. The vendor has researched improving the private water system by installing a bore hole system which will be left to do by the next owner. A copy of the estimate can be shared on request.

The current private drainage system is shared with the neighbouring property. On investigation it was found to not meet the current regulations. The cost of upgrade would be shared 50/50 with the owners of Middle Holme, by the new owner. Again a copy of the estimate can be shared on request.

Accommodation(with approximate measurements):

Entrance Porch

Entrance Hall

Lounge 12' 2" x 11' 3" (3.71m x 3.43m)

Dining Kitchen 28' 8" x 12' (8.74m x 3.66m)

Bedroom 1 12' 10" x 11' 1" (3.91m x 3.38m)

Bedroom 2 12' 1" x 10' (3.68m x 3.05m)

Shower

Loft Area 16' x 11' 5" (4.88m x 3.48m)

Storage 12' 1" x 10' 8" (3.68m x 3.25m) Under eaves storage with limited head height.

Property Information:

Tenure: Freehold. Vacant possession upon completion.

Services: Oil fired central heating to radiators, mains electricity, private shared water and private drainage to a septic tank.

Council Tax: Westmorland and Furness Council - Band F

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.



Bedroom 2



Attic Bedroom



Rear Garden



River Kent

Low Holme, Kentmere, Kendal, LA8

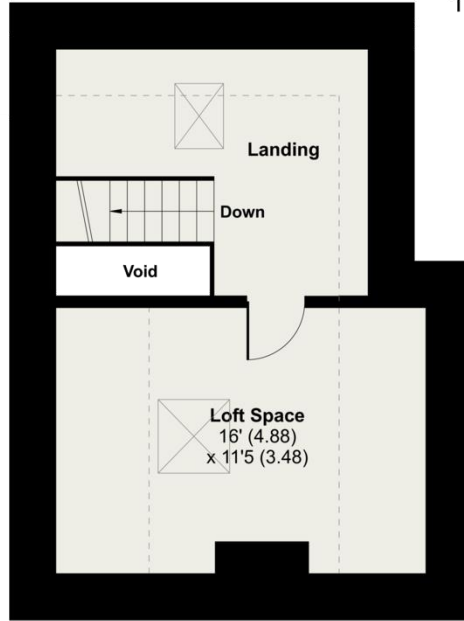
Approximate Area = 1177 sq ft / 109.3 sq m (excludes void)

Limited Use Area(s) = 128 sq ft / 11.9 sq m

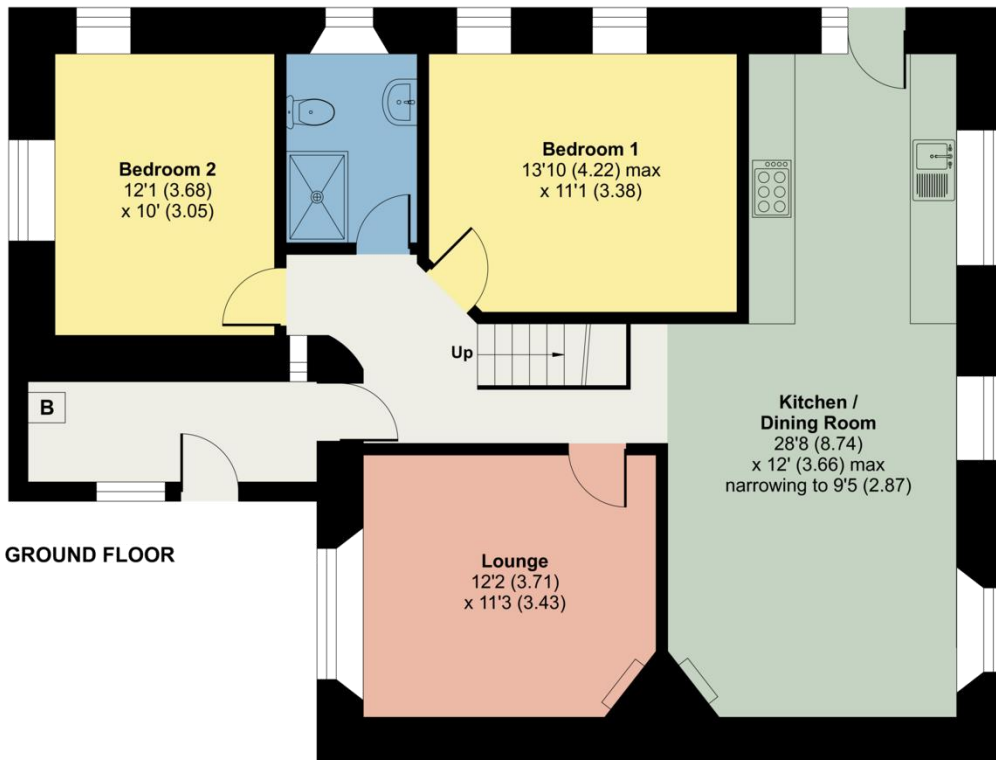
Total = 1305 sq ft / 121.2 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1102493

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