



# 2 Ghyll Fold

Ings, LA8 9AL

Guide Price £600,000



# 2 Ghyll Fold

## Ings

If you are looking for a well-appointed converted barn, then look no further than 2 Ghyll Fold. Designed to bring contemporary style into a traditional building. Finished to a high standard with quality fixtures and fittings it's a ready to move in property with 3 double bedrooms all with en-suites along with well-proportioned living space. All main rooms have TV and telephone points, and there is an oil fired central heating system. 2 Ghyll Fold enjoys splendid open views and a wonderful sunny aspect for the house and low maintenance gardens taking in far reaching views towards Conistone Old Man and Claife Heights. There are two private parking spaces in addition to generous visiting parking spaces. There is also a very handy outdoor store with power. This property will attract a wide range of buyers including those looking to downsize, families looking for their forever home or professionals needing good transport links.

Ghyll Fold was developed in 2005 from traditional Westmorland farm buildings on a gently elevated site above the village of Ings, enjoying views across the valley down towards the central Lakeland fells. Whilst enjoying the peace and the views of the Lakeland countryside the property is very well positioned for access to central Lake District, with Windermere being only 3 miles and the popular village of Staveley only 1 mile away offering plenty of local amenities but also the A591 puts junction 36 of the M6 within 15 minutes drive and west coast main line connections at Kendal/Oxenholme with local stations at Windermere and Staveley within easy reach.







### Accommodation

Traditional slated canopied entrance into a spacious reception hall, with Amtico flooring. Under Stairs storage cupboard and further storage cupboard containing the boiler.

### Cloakroom

Contemporary wash hand basin and WC.

### Sitting Room

*17'11 x 16'7 (5.46m x 5.06m)*

A large sitting room with delightful views over the central Lakeland fells. There is a feature fire surround with matching hearth and an electric fire. Engineered oak flooring, radiators and in addition to the window there is an glazed external door leading out on to the terrace.



### Dining Room

*12'8 x 10'8 (3.86m x 3.24m)*

A good sized formal dining space with two windows and built in storage cupboard. This is a versatile room which would easily lend itself to making an office, play room or an excellent 4<sup>th</sup> double bedroom if anybody wished.

### Kitchen

*15'9 x 10'5 (4.80m x 3.18m)*

Excellent breakfast kitchen fitted out with high quality units which incorporate black granite work tops, ample number of floor and wall cabinets and integrated equipment providing double oven, microwave, fridge, freezer, dishwasher, halogen hob, extractor hood and washer. This is an attractive bright space with windows to two sides, Amtico flooring, good quality lighting system and separate glazed door onto the side garden and terrace.







## First Floor

Landing area with access to loft space, which is boarded out for extra storage.

## Bedroom One

*18'11 x 12'6 (5.76m x 3.82m)*

A large double room with superb views over fields, fells and mountains. A range of modern built in cupboards and wardrobes.

## En-Suite Shower Room

With good size shower cabinet and multi head system, WC, pedestal wash basin. Full wall and floor tiling with under floor heating and chrome towel radiator.

## Bedroom Two

*14'10 x 10'11 (4.51m x 3.33m)*

A double room looking over the valley with twin built in wardrobes.

## En-Suite Bathroom

Fully tiled with under floor heating and quality white suite comprising WC, pedestal wash basin and panelled bath.

## Bedroom Three

*14'10 x 14'4 (4.51m x 4.37m)*

A good size double bedroom with view onto fields. Generous built in wardrobe.

## En-Suite Shower Room

Fully tiled shower room with good sized shower cabinet, wash hand basin and WC, under floor heating and chrome towel radiator.







## Outside

The property has the benefit of two private parking spaces plus generous visitor parking within the development. The property enjoys sun all day with small garden area to the front, level lawn and paved seating area to the side, extending around to the lawned rear garden which is bordered with a variety of established shrubs and bushes. From the gardens and terraced seating areas there are lovely open views across fields towards the church tower and village with a superb outlook overlooking the surrounding countryside and Lakeland fells beyond including Coniston Old Man and Claife Heights. The property also has a useful outhouse (8'2" x 7'9") on the approach into the development being the top one with power.

## Directions

From Windermere proceed on the A591 towards Kendal. On reaching the village of Ings continue towards the end of the speed restriction zone. Before you reach the end of the speed restriction zone take the turning left and continue up the lane, Ghyll Fold can be found by taking the first turning right where this lane will lead you along to the small group of properties known as Ghyll Fold. Number two is located in the top left-hand corner of the development with the entrance neatly tucked away. Two parking spaces are allocated and there is further visitor parking

Whatthree words: ///attends.protects.scornful

## Services

Mains pumped water and electric. Shared septic tank and oil fired central heating. Cabling to allow Internet access and TV points. Full alarm system fitted.

## Tenure

Freehold. There is a management company between the residents who control general upkeep of the septic tank, water

pump, communal exterior lighting, communal grounds and driveways etc. The annual fee for management is approximately £500 per annum.

## Internet Speed

Ultrafast speed of 1,000 Mbps download and for uploading 220 Mbps as per Ofcom website.

## Council Tax Band

F

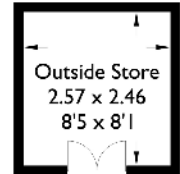
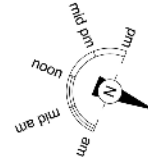
## Please Note

The property is subject of an occupancy condition requiring occupiers to be currently living or working for 3 years in Cumbria or coming to work, to work from home or have worked in the area and would like to retire.

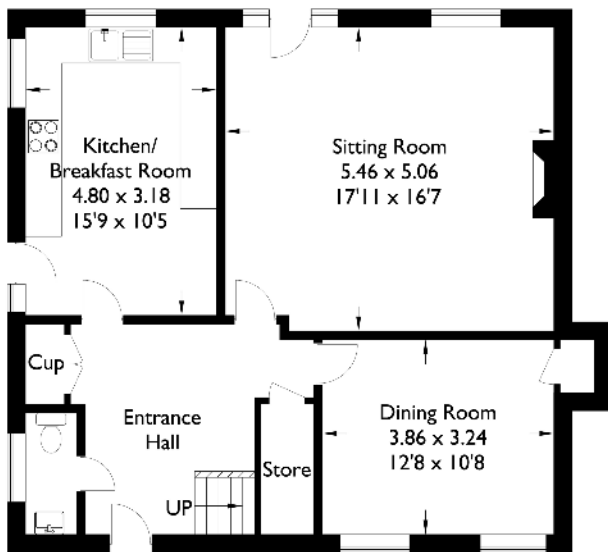


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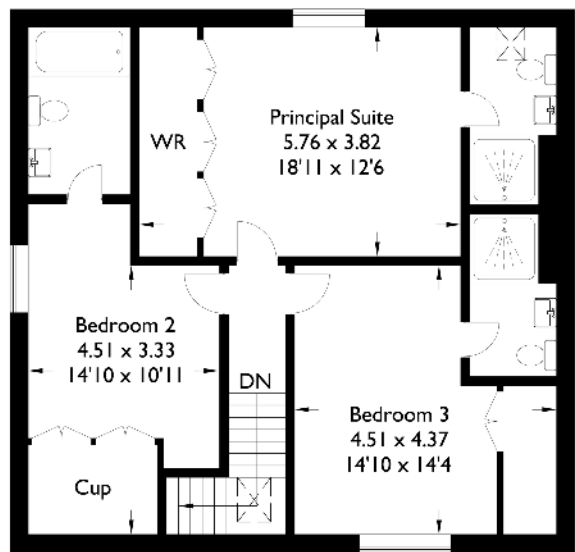
Approximate Gross Internal Area : 149.47 sq m / 1608.88 sq ft  
 Outside Store : 6.32 sq m / 68.02 sq ft  
 Total : 155.79 sq m / 1676.91 sq ft



Outside Store



Ground Floor

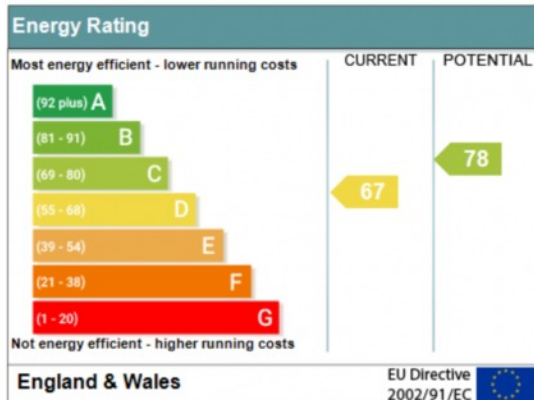


First Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



Address: 2 Ghyll Fold, Ings, KENDAL, LA8 9AL  
 RRN:



Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.