



# Stable Mews

4 Low Chambers, Brigsteer, Kendal, LA8 8DP

Guide Price £695,000

# Stable Mews

## 4 Low Chambers, Brigsteer

4 Low Chambers forms part of the attractive conversion developed in 2003 from a traditional farmstead and has been meticulously maintained by the current vendor and enjoys the benefit of their improvements and tasteful decoration. Laid out over three split levels enjoying fabulous views of the Lyth Valley and Lakeland fells beyond, the spacious well planned 3 bedroom layout offers plenty of flexibility for a range of buyers. The accommodation comprises a well appointed modern kitchen with central island, at the same level you will find a double bedroom with ensuite bathroom. Five steps lead up to the middle level to a splendid 26' living/dining room with bi-folding doors that take in the fine views over the Lyth Valley to the distant Lakeland fells and lead out to a sheltered patio garden. Continue up to the upper level there is a master bedroom with an en-suite shower room and another bedroom or study. Outside are easy to manage landscaped gardens, garage with mezzanine storage area and ample parking. If you are looking for a comfortable easily maintainable home, in a convenient location with open countryside on the doorstep then this high quality finished home will be ideal for you.

Brigsteer is a small village nestled 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 or via the popular villages of Underbarrow or Levens. With narrow lanes of quaint cottages, well-kept barn conversions, the occasional more recently built home and colourful gardens, Brigsteer is an exceptionally attractive village in the Lyth Valley, within the Lake District National Park. Brigsteer has a pub (The Wheatsheaf) and a modern village hall which hosts a variety of groups and classes. In nearby Levens 2 miles away there is a shop, pub (The Hare & Hounds) and primary school. Brigsteer is a sought after place to live offering a delightfully rural feel with exceptionally accessible country lifestyle with a strong and active local community; all the advantages without any of the inaccessibility as the Lyth Valley is easy to reach off the M6 via the A590 and with a station on the main West Coast railway line at Oxenholme (Kendal) it offers great connectivity for the wider road and rail network.







## Accommodation

Slated Canopy Porch leads into

### Breakfast Kitchen

A most welcoming modern kitchen with attractive tiled flooring, large Velux roof light and a double glazed window with shutters overlooking the front patio garden. Open staircase to the upper level. The kitchen is fitted with an attractive range of wall, base and tall units with concealed lighting. The sleek stone worktops incorporate drainer and inset stainless steel bowl. There is a good range of Neff & AEG appliances including a induction hob, oven, combination microwave grill oven, dishwasher, BOSCH washing machine, fridge/freezer and wine cooler. Central to the kitchen is an island with wine rack, shelves and space for breakfast stools.



### Bedroom Three

A good size double bedroom overlooking the front garden with double glazed window with shutters. Fitted with an attractive wall of wardrobes and plenty of ample space for bedroom furniture. Radiator and wall light point.



### Ensuite Bathroom

An original suite with complementary Porcelanosa wall and floor tiles. A three piece suite comprising double ended panel bath with shower over and glass shower screen, wash hand basin and WC. Vertical towel radiator, LED down lights and extractor fan. Shaver point and wall light.

## Middle Level

Five steps up from the kitchen lead to a landing with glazed panel door and matching side panes leading to



### Living/Dining Room

A delightful living space with full height bi-folding doors opening to a private garden and enjoying fine views across the surrounding South Lakeland landscape to the Langdales and Conistoun Old Man in the distance. Attractive central fireplace with inset log burner set on a stone hearth. This splendid living space has ample space for a lounge and dining area and is finished with coving to ceiling, two radiators, TV aerial point and five wall light points. Staircase to first floor with deep storage cupboard under.



## First Floor

Landing with Velux roof light, wall light point and radiator. Access to excellent eaves loft space being part boarded.

### Bedroom One

A stunning master bedroom enjoying distant views of the Lakeland fells, double glazed window with shutters and Velux roof light. An attractive range of fitted furniture includes wardrobes, fitted drawers and alcove with glass display shelving. The bedroom has a radiator, LED down lights and coving to ceiling. There is an airing cupboard with hot water cylinder, shelving for linen and oil central heating boiler.



### En-Suite Shower Room

A recently renovated suite comprising of attractive floor and wall tiles with a three piece suite of walk in shower cubicle with raindrop shower head along with a separate hand held shower head, wash hand basin and WC. Vertical towel radiator, shaver point and down lights. Velux roof light and extractor fan.



### Bedroom Two

A double bedroom with Velux roof light and radiator. Fitted with a built-in wardrobe.







### Outside

The property enjoys landscaped gardens to the front and rear aspects. The sheltered front garden offers a pleasant open aspect and has been paved and gravelled with planted beds. To the rear is a private enclosed stone walled garden again paved for ease of maintenance with fine views across to the distant fells and raised beds planted with a wide variety of colourful plants and shrubs. Outside sensor lighting, power outlet and water tap fitted.

### Garage

Measuring 20' 8" x 9' 11" (6.32m x 3.04m) with up and over door and sensor light. There is a mezzanine floor with drop down ladder ideal for storage, power and light. There is a private parking space to the side of the garage measures 25' x 9'3" and further space in front of the garage. Visitors parking available at the entrance to the development.



### Services

Mains electricity and water connected. Oil central heating with a NEST heating management system. Shared private drainage.

### Council Tax Band

E

### Service Charge

An annual service charge is payable in respect of the upkeep of communal gardens and grounds, outside lighting and maintenance of the effluent treatment plant with the charge approximately £400 per year.

### Tenure

Freehold.

### Broadband Speed

Ultrafast speeds potentially available of 1800 Mbps download and for uploading 220 Mbps.



Drop down into the village and take the first turning left by the Wheatsheaf Inn. Continue along through the village to the far end and take the right turning into the development of Low Chambers. Keep left following the drive down and the garage for number 4 is the fourth on your left as you turn into the courtyard.



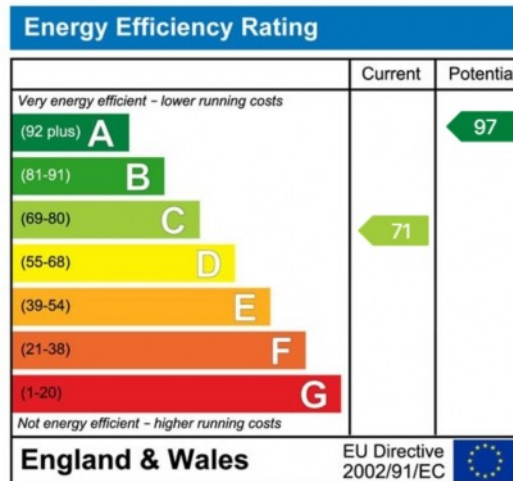
Floor 0 Building 1



**Floor 1** Building 1



**Floor 0** Building 2



MATTHEWS  
BENJAMIN

Approximate total area<sup>10</sup>  
1518.9 ft<sup>2</sup>  
141.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 are 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.