





Inside The Home

Entered via a charming solid Oak stable door, this beautifully presented family home immediately showcases its character and individuality. The welcoming Entrance Hall features a stylish ground floor WC and staircase rising to the first floor, before leading through to the heart of the home.

The fabulous Snug Room is a wonderfully light-filled space, enhanced by a large picture window framing delightful views across the rear garden. Characterful timber beams, beautiful stone wall detailing and four Velux roof windows combine to create a warm yet contemporary atmosphere, whilst a log burning stove sets the scene for quiet nights in with loved ones during the winter months. This room also offers exciting potential to extend through the picture window to create an impressive open-plan living space, subject to the necessary planning permissions.

The spacious Kitchen/Dining room forms the true hub of this busy family home. Fitted with a range of wall and base units, with complementary solid Oak butcher's block worktops, the kitchen boasts a range of integrated appliances including a five-ring induction hob with extractor above, a double high-rise oven, a large integrated fridge and separate wine fridge, as well as a dishwasher. A cosy log-burning stove set within an attractive stone fireplace, creates a wonderful focal point and adds warmth and character to the space, with solid Oak wooden internal doors to complement.

Leading from the Kitchen, a practical Utility Room can be found, offering plumbing for a washing machine, space for a tumble dryer and fridge freezer, together with a large UPVC double glazed window overlooking the front courtyard. UPVC sliding doors open directly into the impressive rear garden, seamlessly blending indoor and outdoor living.

To the first floor, the property offers three generously proportioned Bedrooms, two of which benefit from unique mezzanine sleeping areas, thoughtfully designed to maximise both floor space and versatility. UPVC double glazed windows flood each room with natural light, providing ample space for bedroom furniture, study areas or recreational use. The principal Bedroom enjoys the added luxury of an ensuite

walk-in shower, complementing the beautifully appointed family bathroom.

Designed with style and individuality in mind, the family bathroom centres around a stunning freestanding copper bath, creating the perfect place to unwind. The room is finished with a separate shower cubicle, stainless steel WC and a wash hand basin. Adding to the home's unique personality, the loft hatch has been crafted from an original boat door, offering a subtle nod to the property's industrial and nautical-inspired design.

Occupying an enviable position, the property enjoys picturesque views from every aspect, with the standout outlook stretching across open farmland. Whether relaxing in the snug or one of the bedrooms, you can sit back and enjoy the ever-changing countryside through every season.

Let's Take A Closer Look At The Area

Located at in the picturesque Lune Valley, Killington offers an idyllic rural setting while remaining conveniently positioned just a short drive from both Kendal and Kirkby Lonsdale. Surrounded by beautiful Cumbrian countryside and open farmland, the area is perfect for those who enjoy walking, cycling and outdoor pursuits, with easy access to the Yorkshire Dales and the Lake District National Park. Excellent transport links via the M6 (less than a 10 minute drive-away via Junction 37) make commuting straightforward, while nearby market towns provide a wide range of shops, cafés, restaurants and highly regarded primary and secondary schools. Combining peaceful village living with excellent connectivity, Killington is an ideal location for families, professionals and those seeking a tranquil countryside lifestyle.

Let's Step Outside

Externally, the property continues to impress with a plot size of approximately 0.35 acres OTA. To the front, parking within a shared courtyard can be found, while a right of way to the side provides vehicle access to the land behind, making it ideal for additional parking, and for larger items such as caravans and motorhomes. The substantial rear garden is perfectly suited to family life, featuring an extensive lawn and

generous patio area, ideal for entertaining and alfresco dining. Beyond the main garden lies a truly special wildlife haven with mature trees, creating a peaceful and private retreat. With ample space for keeping chickens, goats or other small animals, this versatile outdoor space offers endless possibilities for those seeking a more rural lifestyle while enjoying all the comforts of a beautifully designed family home.

Services

The property is fitted with an oil fired central heating system, and has mains electric, mains water and drainage via a shared septic tank, located on a neighbouring property. All costs are equally shared between the three properties of which it services.

Tenure

The property is Freehold. Title number: CU123899.

Council Tax

This home is Band F under Westmorland and Furness Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

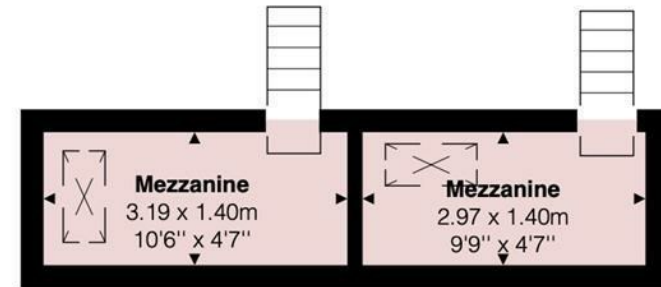
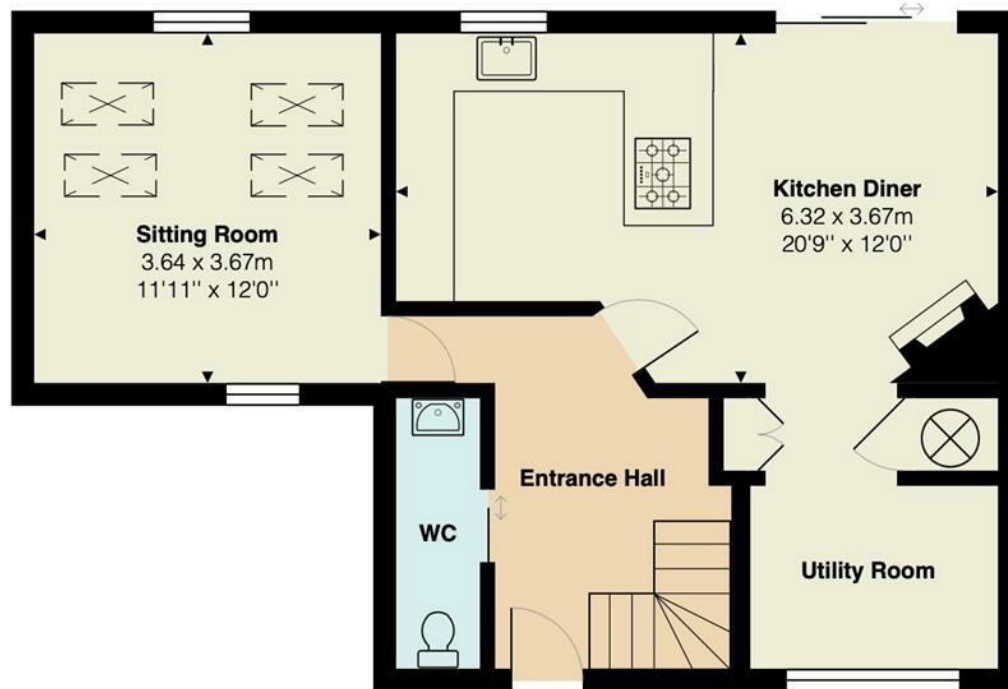
View online or for more information contact our office for details.

Directions

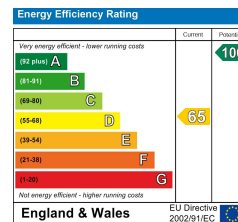
The easiest way to locate this property is by using What3words with the coordinates [///monopoly.jars.rationed](#). A Google Drop pin can also be provided by our office. Please contact us for more information.







Total Area: 107.1 m² ... 1153 ft²



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