MATTHEWS BENJAMIN



1 High Knott Cottage

Ings, Kendal, LA8 9PX

Guide Price £600,000

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1 High Knott Cottage is a beautifully presented and thoughtfully renovated three-bedroom luxury barn conversion, completed in 2015 and offering generously proportioned accommodation throughout.

The heart of the home is a superb open-plan living space, featuring a striking vaulted ceiling with exposed trusses and original stonework, complemented by a stunning outlook over the surrounding countryside. The spacious room flows seamlessly into a dedicated dining area and a well-appointed kitchen, which benefits from a central island with seating, creating an ideal space for both everyday living and entertaining.

The ground floor accommodation comprises three generously sized double bedrooms, with the guest bedroom enjoying the benefit of an en-suite shower room, together with a separate family bathroom. Underfloor heating runs throughout the kitchen and all ground floor areas, providing an additional level of comfort.

The traditional character of the cottage has been carefully retained and seamlessly combined with modern comforts. Original features are beautifully showcased throughout, with many of the rooms displaying exposed stonework, timber beams and original woodwork, or a combination of all three. Further modern enhancements include Salus controls for the electric convection heating, Oak doors and LED lighting throughout and Google Home security cameras.

Externally, the property is approached via a tarmacked driveway providing ample off-road parking, while the current owners have created a generous and attractive garden area, offering a lovely space in which to enjoy the peaceful surroundings. There are also three useful storage sheds.

Situated midway between Kendal and Windermere just off the A591 up a local authority maintained lane. Forming part of a small cluster of just six residential buildings, the property enjoys a wonderfully peaceful and tranquil setting, surrounded by open fields and away from the busier tourist centres, whilst remaining within easy reach of local amenities and the attractions of the wider area.

The property is subject to an occupancy condition requiring it to be occupied as the owner's main residence. Please contact our office for further information regarding the terms of this condition.



Accommodation
Patio doors from driveway, open into;



Open Plan Living Room/Dining Area
An impressive room with original exposed trusses and beams, modern Oak flooring and exposed Lakeland stone walls. Multi-fuel log burner, four Velux windows, TV point and space for a family dining table completes the room.

Kitchen Area
A fabulous range of wall and base units is complemented by a twin Belfast sink and is exceptionally well equipped, featuring a built-in Smeg dishwasher, Neff coffee machine, two ovens, two plate warming drawers, wine fridge, and an integrated Hotpoint ¾ height fridge with a separate ¾ height freezer. A central island incorporates a Neff induction hob, with seating to one side, creating a sociable and practical focal point to the room. Beautiful stone flooring adds to the character and quality of the space, while two useful storage cupboards provide excellent additional storage. One houses an RM Revolution pressurised hot water cylinder and the household Viessmann boiler. Underfloor heating is also available.



Staircase to lower ground floor;

Hallway
Built in storage cupboard and underfloor heating.



Bedroom One
Exposed beams, underfloor heating, ensuite shower room, TV point, built in wardrobes and stable door to the front.



Ensuite Shower Room
Three-piece white suite comprising large shower cubicle, washbasin with vanity unit and separate WC. Shaver point, extractor fan, illuminated mirror, underfloor heating, heated towel rail, inset lighting, part tiled walls and fully tiled flooring.

Bedroom Two
Exposed beams, feature stone alcove, underfloor heating, fitted wardrobes and TV point.



Bedroom 3/Office
Exposed beams. underfloor heating, uPVC door to the front and TV point.

Bathroom
Comprising free standing bath with shower head, underfloor heating, pedestal wash handbasin, WC, tiled flooring and extractor fan.



Outside
A gated access leads to a tarmac drive with ample parking for 5-6 cars. Stone steps lead up to an enclosed paved seating area with views towards the fells. The garden is beautifully maintained with a large lawn area, several raised plant beds, plus additional shrubs and trees. Water butts, three good sized sheds and one of two storage boxes are included in the sale.

To the side of the property is a wood chipped and mature planting area, and to the front is another smaller garden filled with stone chippings and landscaping.





Services
Mains electricity. LPG Gas. Borehole fed water and drainage to a shared water treatment plant.

Council Tax Band
Westmorland and Furness Council – Band D.

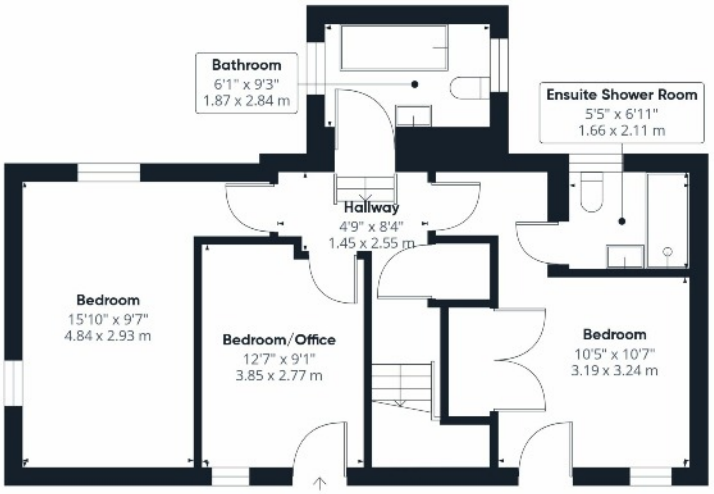
Tenure
Freehold

Broadband
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk.

What3Words
///opposing.scrubbing.quicksand







Floor 0



Floor 1

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Approximate total area(1)

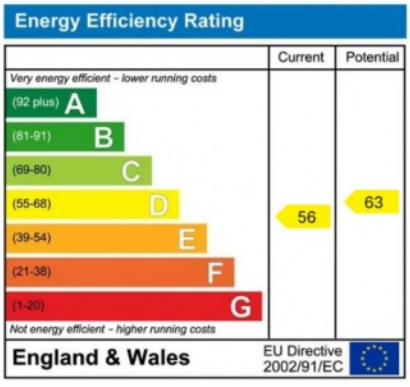
1249 ft²

116 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

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