



Dale Lea, Lyth
£650,000



Dale Lea

Lyth, Kendal

Located within a peaceful and secluded setting accessed via a private lane, Dale Lea is a spacious detached dormer bungalow surrounded by mature woodland, expansive gardens and an orchard extending to approximately two acres. Enjoying beautiful countryside views and a wonderful sense of privacy, the property offers flexible accommodation together with excellent potential for modernisation, creating an exciting opportunity to create a home tailored to individual tastes and requirements.

The property is arranged across two floors and offers generous and versatile living space throughout. The lounge and reception area enjoy pleasant outlooks across the surrounding gardens and countryside, while the fitted kitchen offers excellent scope for updating and redesign to suit modern living. A log burning stove positioned within the hallway adds warmth and character, creating a welcoming feel throughout the home.

The property offers four well proportioned bedrooms together with two shower rooms, providing flexible accommodation suited to a range of buyers. Useful eaves storage further adds to the practicality of the layout.

Externally, the property enjoys extensive grounds including large lawned gardens, woodland areas and an orchard, all combining to create a peaceful outdoor setting rich in natural surroundings and wildlife. The elevated position allows for lovely far reaching countryside views from various points within the grounds, while ample driveway parking provides space for multiple vehicles. Offered for sale with no onward chain, Dale Lea presents a wonderful opportunity within a highly private rural setting. No upper chain.

Council Tax band: F

Tenure: Freehold

ENTRY

5' 1" x 4' 2" (1.54m x 1.28m)

KITCHEN

11' 7" x 9' 1" (3.53m x 2.76m)

LIVING ROOM

17' 10" x 10' 4" (5.44m x 3.15m)

RECEPTION

23' 2" x 10' 0" (7.05m x 3.06m)

BEDROOM

16' 7" x 10' 6" (5.06m x 3.20m)

BEDROOM

12' 1" x 10' 3" (3.68m x 3.13m)

BEDROOM

14' 4" x 10' 10" (4.38m x 3.30m)

BEDROOM

SHOWER ROOM

7' 2" x 6' 6" (2.19m x 1.97m)

SHOWER ROOM

10' 11" x 7' 10" (3.34m x 2.38m)

STORAGE ROOM

11' 3" x 5' 9" (3.42m x 1.76m)

UTILITY ROOM

5' 10" x 4' 2" (1.78m x 1.28m)

SERVICES

Mains electric, mains water. Septic Tank Drainage.

EPC RATING E

COUNCIL TAX BAND currently Band F

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) here on offer accepted on a property marketed by





GARDEN

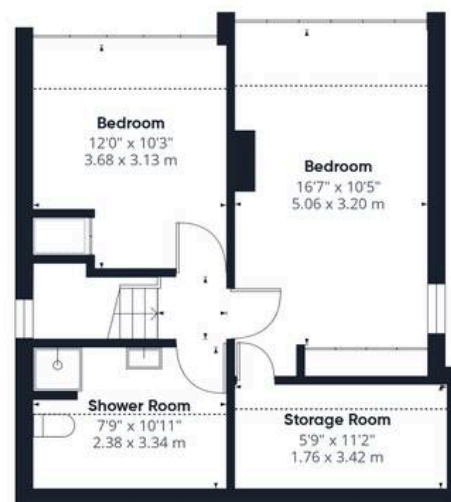
DRIVEWAY

6 Parking Spaces





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1335 ft²

123.9 m²

Reduced headroom

159 ft²

14.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.