



## Brigsteer

**£600,000**

4 Low Chambers, Brigsteer, Kendal, LA8 8DP

Tucked within a charming stone-built courtyard development in the highly sought-after village of Brigsteer, 4 Low Chambers presents a beautifully finished Lakeland home that effortlessly blends contemporary comfort with the character of traditional countryside living. Constructed in the early 2000's using local stone, the property sits comfortably within its surroundings while offering the level of style and convenience expected from a modern home. Brigsteer itself is one of the Lyth Valley's most desirable villages, steeped in charm and surrounded by rolling countryside, yet remaining well connected with excellent access to Junction 36 of the M6 and the historic market town of Kendal. With its welcoming community offering a village hall with regular fitness and dance classes, a vibrant WI, live music, as well as monthly residents' functions, popular village pub, and immediate access to some of the Lake District's most scenic landscapes, the setting perfectly complements the lifestyle offered by this impressive home; combining rural tranquility with the luxury of a thoughtfully designed and beautifully maintained property.

### Quick Overview

- Impressive stone-built barn conversion
- Three bedroom split level home
- Modern breakfast kitchen with island
- Spacious living / dining room
- Bi fold doors to patio garden
- Log burning stove
- Sought after village setting
- En suite to principal bedroom
- Garage & Off Road Parking
- Ultrafast Broadband Available



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Ultrafast  
Broadband



Garage & Off-  
Road Parking

Property Reference: K7249



Kitchen



Kitchen



Kitchen



Living Area

Entering the home, you are welcomed into a splendid breakfast kitchen which immediately sets the tone for the quality and presentation found throughout. The space feels bright and welcoming, enhanced by a large Velux roof light and a window overlooking the front garden. The kitchen itself has been carefully designed to create a clean, seamless appearance, fitted with a comprehensive range of contemporary wall, base and tall units complemented by sleek stone work surfaces incorporating an inset stainless steel sink and drainer. A full range of integrated appliances are neatly built in, including a Neff induction hob, Neff oven, combination microwave grill oven, dishwasher, Bosch washing machine, fridge/freezer and wine cooler, ensuring the room works as effortlessly as it looks. At the center of the room a substantial island provides additional storage with open shelving and a wine rack, along with space for breakfast stools, creating an ideal spot for informal dining or a relaxed start to the day.

Just off the kitchen sits the second bedroom, a generous double room overlooking the front aspect and fitted with an attractive wall of wardrobes providing excellent storage. This room benefits from its own en-suite bathroom, fitted with a paneled bath with shower over, wash hand basin and WC, finished with stylish tiling and a heated towel radiator.

From the kitchen, a set of curved carpeted stairs rise gently to the middle level, where an oak framed glazed door opens into the impressive living and dining space. Oak flooring runs throughout the room and continues the sense of quality. This spacious room forms the natural heart of the home, offering a wonderful place both to relax and to entertain. The seating area is centered around an attractive fireplace with a log burning stove set upon a stone hearth, creating a warm and inviting focal point. Full height bi-folding doors draw in natural light and perfectly frame the far-reaching views across the Lyth Valley towards the distant Lakeland fells, while also opening directly onto the rear patio garden. To the rear of the room there is ample space for a dining area, making it perfectly suited for gathering with family and friends at meal times and a series of elegant wall mounted lights provide subtle mood lighting that enhances the atmosphere of the room during the evening.

Continuing upstairs, the principal bedroom enjoys a peaceful position with elevated views stretching towards the Lakeland fells. The room benefits from fitted furniture providing excellent storage and also incorporates a useful built-in linen cupboard which houses the boiler. The adjoining en-suite shower room has been finished to create a truly luxurious retreat, featuring attractive tiled floors and walls complemented beautifully by a matt black heated towel radiator. A striking walk-in shower spans the width of the room, fitted with an impressive shower tray and glass screen together with a waterfall style shower head and separate handheld shower. Recessed spotlights within the shower wall add a subtle design feature while enhancing the contemporary feel of the space.

Also located on this level is the third bedroom, currently arranged as a dressing room but easily adaptable as a guest bedroom, home office or study depending on individual requirements.

Outside, the property enjoys attractive yet easily maintained gardens to both the front and rear. The front garden offers a pleasant approach with paved and graveled areas complemented by planted borders, while to the rear a private enclosed stone-walled



Living Area



Dining Area



Bedroom Two



Bedroom Two En-suite



Bedroom One



Bedroom Three

patio garden provides a sheltered space perfectly positioned to enjoy the open countryside views. The garden offers a wonderful setting for outdoor dining or simply relaxing while taking in the surrounding Lakeland scenery.

A garage with power and lighting provides useful storage and includes a mezzanine level accessed by a drop-down ladder, ideal for keeping larger items neatly tucked away. Private parking is located beside the garage with additional space in front, and visitor parking is available within the development.

Altogether, 4 Low Chambers offers a rare opportunity to enjoy a beautifully finished home in one of the Lake District's most charming villages. Combining thoughtful modern design with traditional Lakeland materials and an enviable countryside setting, the property offers not simply a house, but a lifestyle, equally suited as a comfortable main residence or a luxurious second home. The property also benefits from a NEST smart home system, allowing the heating to be controlled remotely, making it ideal for those seeking a lock-up-and-leave property or for owners who travel frequently.

#### Accommodation with approximate dimensions:

Ground floor

Kitchen 15' 8" x 16' 4" (4.8m x 4.99m)

Bedroom Two: 10' 1" x 10' 0" (3.09m x 3.06m)

Ensuite to bedroom two

First Floor

Open plan living / dining room: 26' 3" x 17' 10" (8.02m x 5.46m)

Understairs store cupboard:

Second Floor

Bedroom One: 15' 9" x 11' 1" (4.81m x 3.39m)

Ensuite to bedroom one:

Boiler/Linen cupboard

Bedroom Three: 10' 2" x 9' 8" (3.10m x 2.97m)

#### Property Information

Parking: Garage Parking

Tenure: Freehold

Services: Mains water, mains electricity, oil fired boiler & shared private drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Council Tax: Westmorland and Furness Council Tax Band: E

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

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Bedroom One



Bedroom One En-suite



Rear Garden



Rear View



Rear External

Head down into the village and turn left at the first junction by the Wheatsheaf Inn. Continue straight through the village until you reach the far end, then turn right into the Low Chambers development. Follow the driveway, keeping to the left as it slopes downward. As you enter the courtyard area, the garage for number 4 will be the fourth on the left. The property itself, number 4, is located on the right-hand side, marked by a sign reading "Stable Mews".

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

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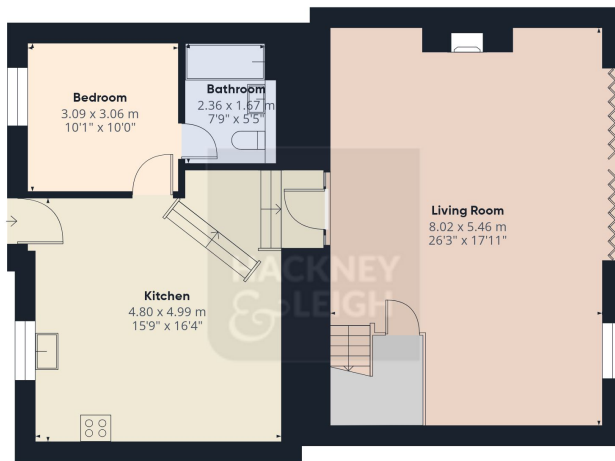


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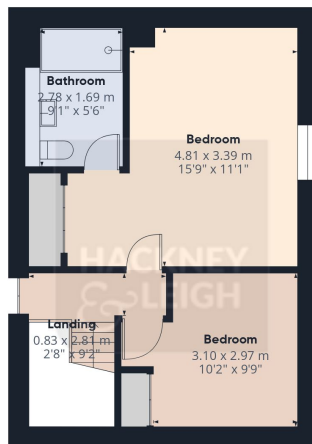
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Floor 0

Approximate total area<sup>(1)</sup>

122.1 m<sup>2</sup>  
1313 ft<sup>2</sup>



Floor 1



(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.

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