



Grayrigg

£265,000

2 Stepping Stones, Grayrigg, Kendal, Cumbria, LA8 9BU

Welcome to 2 Stepping Stones, a beautifully presented three-bedroom semi-detached home, peacefully positioned in the heart of the highly desirable village of Grayrigg. Enjoying an elevated position with breathtaking countryside views towards Lambrigg Fell, this delightful home combines the tranquillity of village life with excellent accessibility.

Grayrigg is a charming and welcoming Cumbrian village, renowned for its picturesque surroundings, community spirit and well-regarded primary school, while Kendal is just five miles away, offering an excellent range of shops, supermarkets, cafés, restaurants and leisure facilities. The M6 motorway is also conveniently close by, making this an ideal location for commuters whilst retaining a true rural feel.

Quick Overview

- Semi-detached house
- Three well proportioned bedrooms
- Two reception rooms
- Attractive front and rear gardens
- Stunning views towards Lambrigg Fell
- Peaceful countryside setting
- Excellent access to M6
- No upward chain!
- Garage & Off-road parking
- Ultrafast broadband speed*



3



1



2



D



Ultrafast
Broadband



Driveway &
Garage Parking

Property Reference: K7327



Front Garden



Rear Views



Rear Entrance Porch



Bedroom One

Offering spacious upside-down living accommodation, attractive gardens, off-road parking, a garage and stunning panoramic views, this wonderful home is perfectly suited to families, professional couples, those looking to downsize without compromise or anyone seeking a peaceful lifestyle surrounded by beautiful countryside.

Entrance is via the rear of the property, where steps from the driveway and beautifully maintained rear garden lead to the rear porch. This provides an excellent practical space for coats, boots and outdoor equipment before entering the main hallway. The hallway gives access to the ground floor accommodation and includes a useful storage cupboard with hanging space and shelving.

Bedroom One is a generous double bedroom enjoying lovely views over the rear garden and the rolling countryside beyond, creating a peaceful and relaxing retreat. Bedroom Two is another well-proportioned double bedroom and benefits from built-in wardrobes providing excellent storage. Bedroom Three is a comfortable single bedroom overlooking the rear of the property and includes two useful built-in storage cupboards, making it equally ideal as a home office or nursery.

The contemporary family bathroom has been thoughtfully designed and comprises a WC, wash hand basin and a generous panelled bath with shower over. Finished with stylish tiled walls and flooring, the room also benefits from underfloor heating, a heated towel rail and a useful understairs storage cupboard providing space and plumbing for a washing machine.

Stairs rise to the first floor where the property's unique upside-down layout truly comes into its own. The dining hall provides a welcoming central space with room for a dining table, creating the perfect setting for entertaining or family meals. The front entrance door also provides access to this level, while a useful cloakroom with WC and wash hand basin, together with a further storage cupboard housing the boiler, completes the accommodation.

Flowing effortlessly from the dining area is the bright and spacious living room, undoubtedly one of the standout features of the home. A large rear picture window perfectly frames the breathtaking views across the surrounding countryside towards Lambrigg Fell, creating a spectacular backdrop that changes beautifully with the seasons and offers unforgettable sunsets. The room is flooded with natural light and centres around an attractive fireplace featuring a slate hearth and inset with a solid oak mantel, added by the current owners, creating a warm and inviting focal point. A further side aspect window and built-in storage unit beneath provide additional light and practical shelving.

The kitchen is both stylish and functional, fitted with a range of contemporary grey gloss wall and base units complemented by a breakfast bar for informal dining. Integrated appliances include an oven and grill, four-ring gas hob with glass splashback and extractor hood, together with space for a fridge freezer. A sink and half drainer is perfectly positioned beneath the rear window, once again taking full advantage of the wonderful outlook across the gardens and surrounding countryside. A recently installed slimline dishwasher is included within the sale, while an impressive walk-in pantry provides exceptional additional storage. Loft access is also available via a boarded hatch.



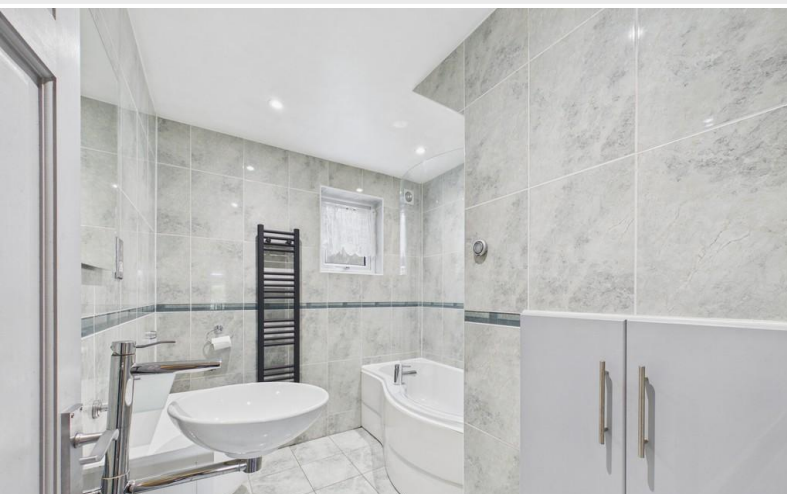
Bedroom Three



Bedroom Three



Bedroom Two



Bathroom



Dining Area



WC

Externally, the property enjoys beautifully maintained gardens to both the front and rear, creating a wonderful extension of the living accommodation. The front garden is attractively landscaped with an attractive sloped lawn, mature shrubs, colourful planting and an established Alder tree, while a gravelled seating area beneath the dining room window provides a delightful spot to enjoy a morning coffee.

The rear garden is an outstanding feature of the property and has been lovingly cared for to create a series of attractive outdoor spaces that make the very most of the spectacular setting. A generous paved patio provides the perfect place for outdoor dining, entertaining or simply relaxing whilst enjoying uninterrupted views across the surrounding countryside.

Beyond, a beautifully kept lawn is bordered by mature trees, flowering shrubs and colourful planting, creating a peaceful and private garden that can be enjoyed throughout the seasons. A further elevated seating area with artificial lawn sits above the garage, providing another wonderful vantage point to take in the far-reaching rural views and spectacular sunsets. Steps lead down to the driveway where there is parking for two vehicles, together with access to the garage.

The garage benefits from an up-and-over door, power and lighting, making it ideal for storage, hobbies or workshop space. Beyond the driveway there is also a greenhouse and timber shed, providing further practical outdoor storage.

Occupying a truly enviable position within one of the area's most picturesque villages, 2 Stepping Stones offers an exceptional opportunity to enjoy peaceful village living whilst remaining within easy reach of Kendal and excellent transport links. Combining spacious accommodation, beautifully maintained gardens, practical outside space and truly outstanding countryside views, this charming home is sure to appeal to a wide variety of buyers. Early viewing is highly recommended to fully appreciate the quality of accommodation, stunning setting and breathtaking outlook that this wonderful property has to offer.

Accommodation with approximate dimensions:

- Ground Floor
- Entrance Porch
- Hallway
- Bedroom One 12' 0" x 10' 7" (3.67m x 3.25m)
- Bedroom Two 11' 11" x 7' 6" (3.64m x 2.30m)
- Bedroom Three 8' 0" x 8' 11" (2.45m x 2.72m)
- Bathroom
- Cupboard
- First Floor
- Dining Room 7' 7" x 15' 10" (2.32m x 4.83m)
- Cupboard
- Cloakroom
- Living Room 16' 0" x 10' 9" (4.89m x 3.30m)
- Kitchen 9' 8" x 7' 6" (2.95m x 2.30m)
- Garage
- Parking: Garage & Off-Road Parking

Tenure: Freehold



Living Room



Kitchen



Rear External



Rear Garden



Rear Garden

Council Tax: Westmorland and Furness Council - Band D.

Services: LPG gas central heating, mains electricity, mains water, mains drainage.

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

What3Words & Directions: ///fluffed.thinker.ladder

Leaving the market town of Kendal by way of the A685 head towards Tebay. Follow the road along into the village of Grayrigg, just after St. Johns Church, the property can be found on the right hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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).

Meet the Team

Keira Evans

Branch Manager & Property Valuer
Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Senior Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Holly Strickland

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jamee Davies

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Felicity Warman

Property Valuer
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager
Tel: 01539 792035
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.

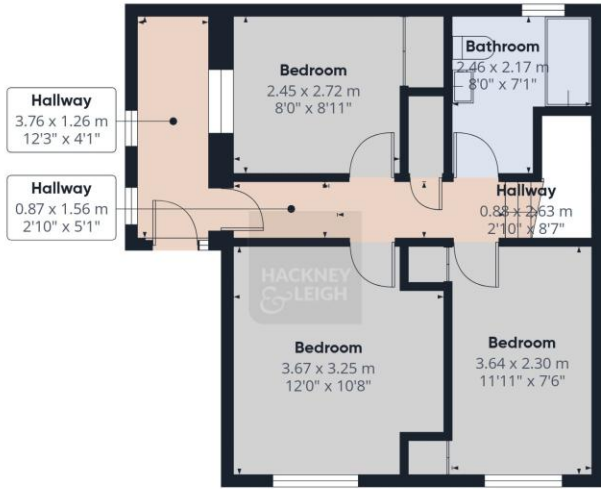


Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

99.2 m²
1068 ft²

(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

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/07/2026.

Request a Viewing Online or Call 01539 729711