



Cunswick End Crook Road, Kendal

£675,000







## Cunswick End Crook Road, Kendal

Situated in a peaceful roadside setting with sweeping countryside views, this beautifully presented 1960s/70s detached bungalow offers an exceptional blend of privacy, rural outlooks and convenience. Thoughtfully improved and modernised throughout, the property combines contemporary comfort with a spacious, light filled layout, all set within generous mature gardens.

Inside, the home opens into an impressive living area, complete with engineered oak flooring, a cosy wood burning stove and large picture windows framing the stunning views. The newly fitted 2024 kitchen features quartz worktops, integrated appliances and sleek sliding doors that connect effortlessly to the garden. A useful walk-in pantry provides excellent storage, while the converted utility room (formerly the old wash house) offers additional workspace, plumbing and a convenient cloakroom. The bungalow boasts three well proportioned double bedrooms, each enjoying excellent natural light, along with a contemporary bathroom (installed 2022) fitted with a bath and overhead shower. Loft access from the hallway leads to two attic rooms, one fitted with insulation and eaves storage and another attic room with a window overlooking the adjoining field, offering superb potential for further development (subject to planning). In addition, a separate studio with bi-folding doors, heating and Wi-Fi provides an ideal space for a home office, gym or hobby room, currently used as a private Pilates studio.



Outside, the property enjoys beautifully maintained gardens wrapping around the home, with lawns, mature trees, hedging and multiple seating areas to follow the sun throughout the day. The front garden includes a charming pond and seating area. The side garden benefits from a potting shed and a dedicated hedgehog corner. The rear garden features vegetable beds, a lawn multiple patios for relaxing. The property is further enhanced by a private driveway, ample parking and an integrated garage for storage or workshop use. With scenic public footpaths nearby leading towards Cunswick End, Scout Scar, Crook, Staveley and the convenience of Plumgarth's Lakeland Food Park just a minute away for coffee, food and everyday essentials.









## SITTING ROOM

12' 7" x 12' 4" (3.84m x 3.75m)

## HALLWAY

3' 0" x 17' 9" (0.91m x 5.42m)

## KITCHEN

16' 1" x 9' 10" (4.91m x 2.99m)

## PANTRY

5' 1" x 3' 9" (1.56m x 1.14m)

## WC / UTILITY

5' 8" x 4' 11" (1.72m x 1.49m)

## BATHROOM

6' 6" x 8' 10" (1.97m x 2.68m)

## BEDROOM

9' 11" x 10' 7" (3.01m x 3.22m)

## BEDROOM

10' 11" x 8' 3" (3.32m x 2.52m)

## BEDROOM

11' 1" x 15' 9" (3.39m x 4.79m)



## ATTIC ROOM

6' 4" x 11' 0" (1.92m x 3.35m)

## ATTIC ROOM

10' 4" x 11' 7" (3.16m x 3.54m)

## STUDIO

Outside studio with bi-folding doors, heating and Wi-Fi provides an ideal space for a home office, gym or hobby room, currently used as a private Pilates studio.

## SERVICES

Mains electric, mains water, oil central heating, septic tank

## EPC RATING E

## COUNCIL TAX BAND F

## TENURE FREEHOLD









- Beautifully presented detached Bungalow offering a stylish, move in ready home with no upper chain
- Stunning living space with engineered oak flooring, a cosy wood burning stove and panoramic countryside views
- Contemporary newly fitted kitchen with integrated appliances, quartz worktops and large sliding doors leading to the garden
- Three spacious double bedrooms offering excellent natural light and plenty of flexibility for family living, guests or a home office
- Modern bathroom complete with a sleek bath with overhead shower
- Expansive landscaped gardens with beautiful rural outlooks, including mature trees, colourful planting and several patio spaces
- Practical utility room with additional WC providing extra convenience and functionality for everyday living
- Private driveway, ample off road parking and integrated garage, offering secure storage and ease for multiple vehicles
- Peaceful setting with uninterrupted countryside views, offering a remarkable sense of space and privacy
- Excellent access to Bowness-on-Windermere and the wider Lake District, with convenient proximity to Kendal for everyday amenities and easy access to the M6 for superb travel and commuter links

### SERVICES

Mains electric, mains water, oil central heating, septic tank

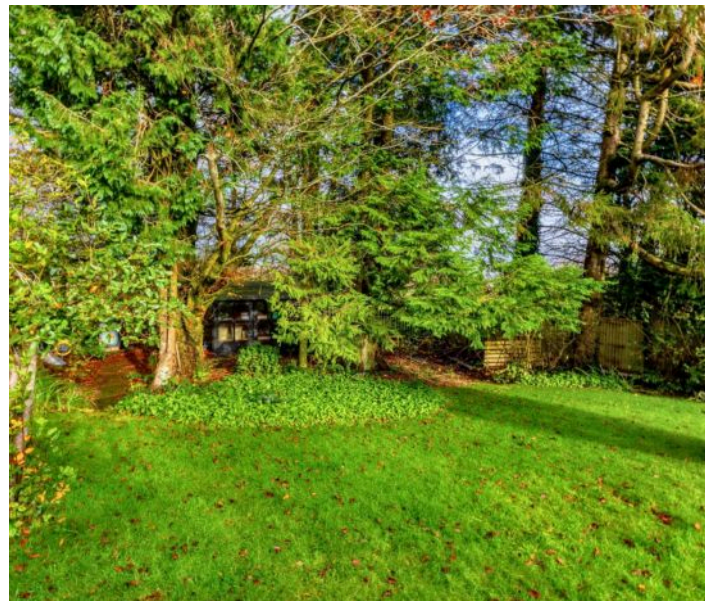
### EPC RATING E

**COUNCIL TAX: Currently BAND F**

**TENURE:FREEHOLD**

### IDENTIFICATION CHECKS

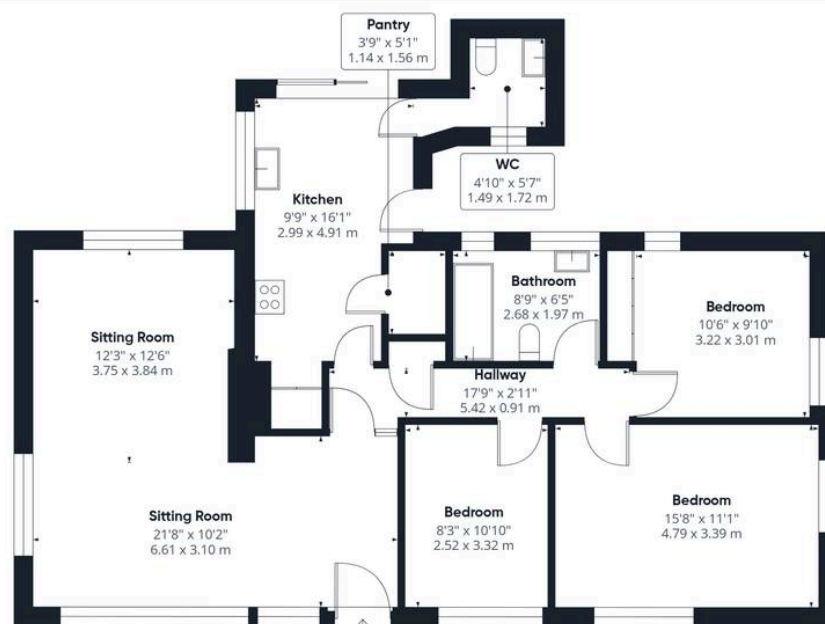
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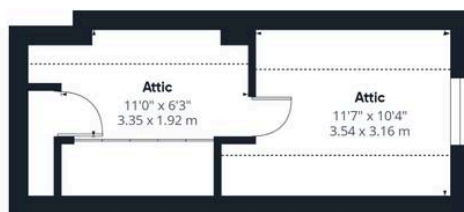








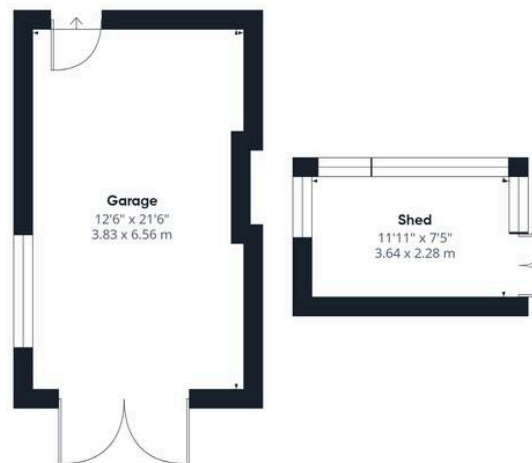
**Ground Floor Building 1**



**Floor 1 Building 1**



**Ground Floor Building 2**



**Ground Floor Building 3**

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

1915 ft<sup>2</sup>

178.1 m<sup>2</sup>

**Reduced headroom**

83 ft<sup>2</sup>

7.7 m<sup>2</sup>

(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**

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