



Ings

£700,000

Ravendale, Grassgarth Lane, Ings, Kendal, LA8 9QF

Located on the fringes of Ings village, a delightful 3-bedroom dormer bungalow tucked away on the picturesque Grassgarth Lane. This stunning property offers modern luxury and superb presentation, for those seeking a tranquil retreat amidst natural surroundings. This property offers a large dual aspect living room, 3 bedrooms (2 ensuite) separate shower room, dining, kitchen and utility room.

Quick Overview

- 3 bedroomed detached dormer bungalow
- 1 bathroom, 2 shower rooms, 3 toilets
- 2 Reception rooms
- In excellent decorative order
- Well stocked garden and patio seating area
- Semi rural location
- Stunning views of the fells and farm land
- Detached garage and ample driveway parking
- Solar panels fitted
- *Ultrafast Fibre Broadband



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Ultrafast
Fibre
Broadband



Detached garage
and ample
driveway parking

Property Reference: W6323



Hallway



Dining Room



Living Room



Kitchen

You enter the property via the front porch that is uPVC double glazed which leads into a full height and spacious hallway that is the pivot of the downstairs living area. Discover the dual aspect dining room on the left with large picture windows and stunning fell views, spacious and bright. Adjacent is the living room, again dual aspect, boasting size and space, flooded with natural light from the large windows that offer stunning views of the surrounding farmland and fells. There is a gas fireplace, which adds ambience in the cooler months.

Just down the hall is the well-appointed dining kitchen, which makes for a great sociable space. The kitchen has a stunning range of wall and base units including granite work tops, a sink unit and an excellent range of Neff appliances, including a 4-plate electric cooker, double ovens and microwave. Other integrated appliances include a fridge freezer and a Diplomat dishwasher. An adjacent cupboard with rotary drawers and a wine rack, deep pot drawers as well as a breakfast seating area. There is a separate utility room, with space for washer and dryer and wall and base units. Access to the garden and well lit from the uPVC door.

The inner hallway offers 2 double built in storage cupboards and leads you down to the two bedrooms. Bedroom 2 is spacious and offers built in wardrobes, an en-suite shower room with Mira walk in shower, heated towel rails, a separate wall mounted heater, WC and wash hand basin. Adjacent is bedroom 3, offering views of the garden and built in wardrobes and drawers.

The hallway ends with a stunning shower room, a large walk-in shower, WC and vanity wash basin, contemporary feature tiling and a heated towel rail.

Ascending the stairway to the first floor you are welcomed by a larger than normal double sized bedroom, natural light from the Velux windows that overlook the farm land and fells. Built in wardrobes and drawers. The extra-large bedroom continues with fitted desk and drawer units, Velux windows allowing natural light and great views, leading you to a split level spacious en-suite, with WC and vanity unit on one level and a walk-in shower, a bath and built in storage cupboard. There is also under-floor heating in the bathroom.

There are two storage cupboards at the end of the bedroom that house the hot water tank and offer extra storage under the eaves.

Stepping outside, the rear patio is paved with porcelain non-slip slabs, the perfect sun trap for the summer evenings, al fresco morning coffee or entertaining your guests, whilst enjoying the panoramic vistas of the rolling hills and lush greenery. There is an electric awning for use in the summer months. The side garden is well stocked and manicured and overlooks the tarmacked parking area and driveway.

The detached garage, complete with an up and over remote-controlled door, provides parking space for one car and offers storage/workshop area, and butlers sink. The driveway is tarmacked and offers parking for more than 4 cars, a potting shed and the septic tank are tucked away to the left on entry.

Located in the charming village of Ings, this property offers a peaceful lifestyle while still being within easy reach of local amenities and transport links. This home is an ideal sanctuary for families or a second home, an true gem in the country side.



Kitchen



Living Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3

Ground Floor

Front Porch: 10' 6" x 4' 11" (3.21m x 1.51m)

Hallway: 10' 5" x 10' 5" (3.18m x 3.18m)

Dining Room: 13' 7" x 11' 5" (4.14m x 3.49m)

Living room: 21' 9" x 19' 7" (6.65m x 5.99m)

Dining Kitchen: 19' 6" x 9' 10" (5.95m x 3.00m)

Utility Room: 7' 4" x 6' 5" (2.25m x 1.98m)

Inner Hallway: 21' 2" x 3' 11" (6.45m x 1.20m)

Bedroom 2: 13' 3" x 8' 11" (4.04m x 2.73m)

En-suite Shower

Bedroom 3: 11' 4" x 9' 2" (3.47m x 2.80m)

Shower Room

First Floor

Bedroom 1 17' 11" x 17' 10" (5.48m x 5.45m) Plus 17'10 x 8'7

En-suite Bathroom

Property Information:

Council Tax Westmorland and Furness Council - Council Tax Band G.

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

Tenure Freehold (Vacant possession upon completion).

Services Mains electric and water. Private shared drainage to septic tank.

Septic tank was installed on 6th February 2017 and serviced annually (Details available on request). The septic tank is shared with the neighbour next door and they share the costs equally. The gas fire is via an LPG Bottle.

Solar Panels Installed and commissioned 04.03.2015 by Sunrise Energy,(no longer trading)

Also includes Solar IBoost, to heat the water. Time clock in cupboard of upstairs bedroom behind hot water cylinder.

From time to time, energy supplier, Octopus, asks for FIT meter readings. Regular FIT payments are made, varying according to the amount of sunshine, - so obviously more during the summer months. There is a meter in the hall, showing the hours of sunshine and Kw generated.

Viewings Strictly by appointment with Hackney & Leigh.

What 3 Words and Directions //heeding,tailed,tentacles. From Windermere, travel along the A591 towards Ings. Take the left turning at Ings, onto Grassgarth lane. Keep to the left, and Ravendale is the 4th house on the left.

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 £42.67 (inc. VAT) per individual or £36.19 (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 that the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Front elevation and parking area



Patio



Views from the patio



Ordinance

Request a Viewing Online or Call 015394 44461

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



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

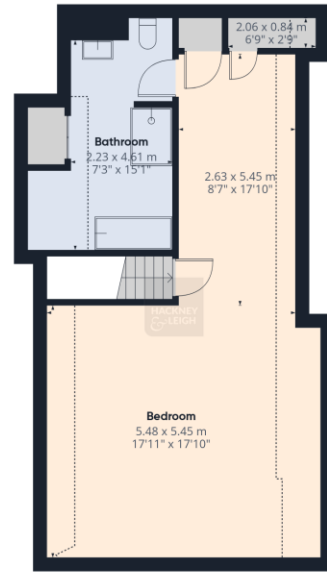


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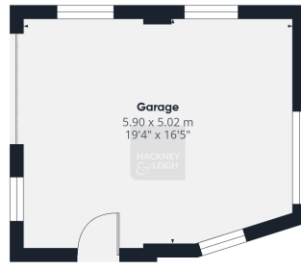
Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾	224.7 m ² 2417 ft ²
Reduced headroom	16.7 m ² 179 ft ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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