



Underbarrow

£300,000

5 Hillgarth, Underbarrow, Kendal, LA8 8HN

5 Hillgarth is situated in the picturesque village of Underbarrow, within the Lake District National Park. The location offers a peaceful rural setting while remaining conveniently close to the amenities and attractions of Kendal, Bowness and Windermere. Underbarrow itself is a charming village, featuring a village hall, a church and the well-regarded local pub, The Black Labrador. The surrounding countryside provides excellent opportunities for walking, cycling and exploring the natural beauty of the Lake District.

This two-bedroom semi-detached home offers off-road parking and rear gardens with stunning views over the surrounding countryside. The ground floor comprises a spacious dining kitchen open to a garden room, as well as a generously proportioned living room. Upstairs, there are two comfortable bedrooms and a contemporary wet room. Offered with no upward chain, the property is an ideal choice for those looking to move quickly and enjoy the tranquility of village life.

Quick Overview

Semi detached property

Located within the Lake District National Park

Modern dining kitchen

Spacious living room and garden room

Two double bedrooms

Contemporary wet room

Off-road parking at the front

Rear garden and countryside views

No upward chain

Ultrafast broadband speed*



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2



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Ultrafast



Off road
parking

Property Reference: K7224



Dining Kitchen



Garden Room



Living Room



Bedroom One

The front door opens into the dining kitchen, which is fitted with a range of attractive two-tone wall and base units, an inset sink and drainer, space for a range cooker with extractor fan, an integrated dishwasher, and plumbing for a washing machine. There is a utility cupboard with space for a dryer and two additional storage cupboards. The dining kitchen flows seamlessly into the garden room, which overlooks the rear garden and countryside beyond. A door from the garden room leads directly into the garden, providing a delightful space to enjoy morning coffee or relax with family. A door from the garden room leads into a cloakroom, comprising a WC and wash hand basin.

The living room is a good-sized, dual-aspect space with doors opening to the garden. A charming inglenook fireplace with a stone surround provides a cosy focal point and stairs from the living room lead to the first floor.

On the first floor, the landing provides access to an airing cupboard and loft space. The main bedroom is a double room with a side-aspect window offering views across the countryside and benefits from under-eaves storage. This room was originally two separate bedrooms, with the dividing wooden partition removed to create a larger space, which explains the presence of two entrance doors. This offers potential to reinstate the property as a three-bedroom home at relatively little expense if desired. The second bedroom is also a generous double, with a front aspect window and built-in wardrobe.

The wet room is fitted with a shower, vanity unit with storage, wash hand basin and WC. Finished with a large picture window, part-panelled walls and a heated towel rail.

Outside, the property features off-road parking at the front and a path leading to the rear garden. The garden includes a patio seating area, a lawn, planted borders, outside tap, and a timber storage shed, all enjoying open countryside views.

With no upward chain, 5 Hillgarth is a delightful home offering a rare combination of village charm, countryside tranquility and practical living space.

Accommodation with approximate dimensions:

Dining Kitchen

24' 5" x 8' 11" (7.46m x 2.72m)

Sun Room

12' 4" x 11' 2" (3.77m x 3.41m)

Cloakroom

Living Room

24' 10" x 10' 9" (7.58m x 3.30m)

First Floor

Landing

Bedroom One

16' 6" x 10' 9" (5.05m x 3.29m)

Bedroom Two

11' 8" x 9' 1" (3.58m x 2.78m)

Wet Room

9' 1" x 5' 3" (2.79m x 1.61m)

Parking: Off road parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

Services: Mains water, mains electricity and mains drainage.

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

What3Words & Directions: [///ridiculed.product.ringers](https://www.what3words.com/ridiculed.product.ringers)

From Kendal Town Hall, head up Allhallows Lane and continue along Beast Banks onto Underbarrow Road, going over Scout Scar. At the Punchbowl, turn right and proceed past the houses. Take the first left signposted Crosthwaite to reach the Hillgarth entrance on the left. Number 5 is on the left-hand side, near the top of the cul-de-sac.

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 £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 the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Wet Room



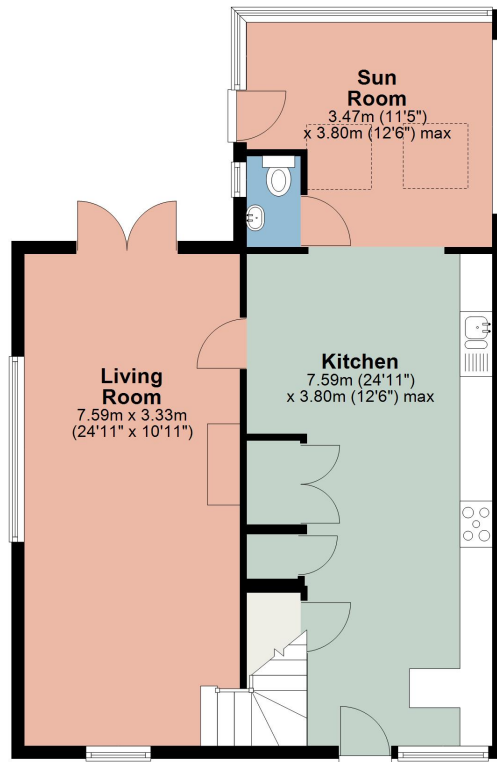
Rear Garden



Rear Garden

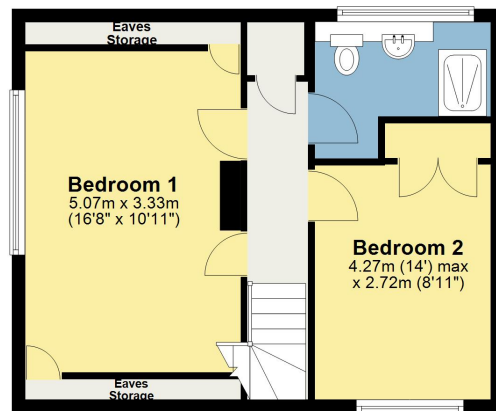
Ground Floor

Approx. 68.6 sq. metres (738.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



Total area: approx. 110.8 sq. metres (1192.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

5 Hillgarth, Underbarrow, Kendal



Approximate total area⁽¹⁾

103.1 m²
1110 ft²

Reduced headroom

1.5 m²
16 ft²

(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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