



Crook

£280,000

2 Sunny Point Cottages, Crook, Kendal, Cumbria, LA8 8LB

2 Sunny Point, a beautifully presented two-bedroom contemporary mid-terrace cottage situated on the main road in one of the highly desirable conservation areas in the national park, within easy reach of Kendal, Windermere and Bowness. This property offers the perfect balance between rural tranquillity and convenience. Enjoying stunning open views across the surrounding countryside, this charming home perfectly blends modern living with a wealth of original character features, including Lakeland slate sills and exposed wooden beams throughout.

Finished to a high standard, the property offers a warm and inviting atmosphere while remaining stylish and modern, requiring little to no work for its next owner. It would make an ideal permanent residence, or second home for those looking to be close to the lakes and the beauty of the surrounding countryside.

Quick Overview

- Characterful mid-terraced cottage
- Wood-burning stove
- Original beams and slate sills
- Two bedrooms
- Modern throughout
- Idyllic location in national park
- No upward chain
- South-facing front garden
- Stunning countryside views
- Ultrafast Broadband



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Ultrafast
Broadband



On-Road Parking

Property Reference: K7239



Front External

The property is entered via a welcoming front porch, which includes a useful under-window storage cupboard, ideal for shoes and coats. From here you are led into the open-plan living and kitchen area, a beautifully designed space that perfectly balances character and contemporary style. The living area is centred around a striking feature fireplace, complete with a stone hearth, wood-burning stove, and traditional stone mantle, creating a cosy focal point for the room. Alcove shelving to the side provides practical storage while enhancing the cottage's characterful charm.



Living Area

The corner kitchen is thoughtfully designed and fitted with a range of wall and base units, a sink with half drainer, integrated under-counter fridge, CDA oven and a four-ring electric hob with glass extractor. Additional features include an integrated slimline dishwasher and tiled splashback, creating a stylish yet functional cooking space. The kitchen also offers space for a small table and chairs or breakfast bar. Steps lead from the kitchen through to the utility area, where natural light floods in through the glazed roof. This practical space provides plumbing for a washing machine and houses the Zimlet boiler, along with access to the rear yard. Also located here is a downstairs WC, fitted with a wash hand basin and WC, and illuminated by a Velux roof window.



Fireplace

Upstairs, the property offers two bedrooms and a house bathroom. Bedroom One is a generously sized double bedroom with front-aspect windows offering lovely views across Crook Road and the surrounding fields. The room also features a recessed alcove shelf, ideal for storage or a television, along with ample space for bedroom furniture. Bedroom Two is a cosy single bedroom with a rear-aspect window overlooking the yard, making it ideal as a guest room, home office, or additional bedroom. The house bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC. The room benefits from part-tiled walls and flooring and underfloor heating, while a beautiful original stone feature wall adds character and charm. A rear-aspect window and internal alcove shelving further enhance the space.



Living Area

Externally, the property benefits from an attractive, low-maintenance south-facing front garden, perfectly positioned to take in the open views across Crook Road and the surrounding fields - an ideal spot for a bistro set and outdoor relaxation. To the rear is a courtyard, accessible via the utility room or from the road to the rear, where you can find on-road parking. This pleasant outdoor space is perfect for enjoying meals during the warmer months. The yard also includes a useful outhouse, ideal for outdoor storage, which features a traditional Belfast sink with a cold tap, electricity and lighting throughout.



Kitchen



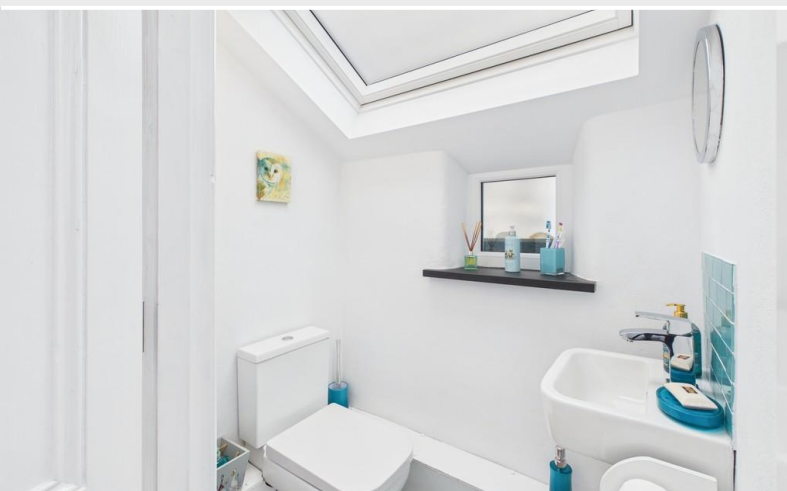
Kitchen



Utility Room



Utility Room



Downstairs Toilet



Bedroom One

Accommodation with approximate dimensions:

Entrance Hall:

Open plan living and kitchen: 21' 6" x 11' 3" (6.56m x 3.43m)

Utility Room: 3' 9" x 12' 0" (1.16m x 3.67m)

First Floor

Bedroom One: 12' 5" x 11' 4" (3.79m x 3.47m)

Bedroom Two: 9' 4" x 5' 4" (2.85m x 1.64m)

House Bathroom:

Property Information

Parking: On-road parking to the rear

Services: Mains electricity, Electric heating and shared sewage treatment plant drainage.

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax Band: C

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.

What3Words & Directions [///looked.clashing.areas](https://www.what3words.com/looked-clashing-areas)

The popular Village of Crook is situated between the Market Town of Kendal and Windermere. From Kendal proceed to the Plumgarths roundabout and take the B5284 signposted to Hawkeshead Via Ferry. After approximately 2.3 miles the property can be found on the right hand side of the road.



Bedroom Two



Bathroom



Bathroom



Rear External



Front External

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).

Agents note: Please note that the neighbouring properties have right of way over the rear yard. 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.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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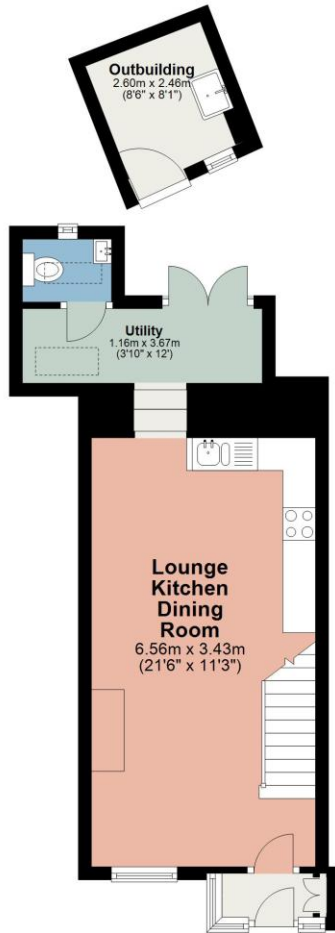


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Ground Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



First Floor

Approx. 23.2 sq. metres (250.0 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 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.

2 Sunny Point, Crook, Kendal

A thought from the owners...

“Lovely location – within less than 5 minutes walk to the Sun Inn, a welcoming traditional Lakeland inn.”

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