



## Crook

£250,000

3 Sun Inn Cottages, Crook, Kendal, LA8 8LA

3 Sun Inn Cottage is a delightful and characterful Lakeland home, nestled in the picturesque village of Crook. Combining rustic charm with a peaceful countryside setting, this appealing property is ideally situated within easy reach of Kendal, Windermere and Bowness, offering the perfect balance between rural tranquillity and convenience. Whether you're seeking a permanent residence, a holiday retreat or a promising investment opportunity, this charming cottage is sure to capture your heart. With no upward chain, it should be at the top of your viewing list.

### Quick Overview

- Traditional stone and slate cottage
- Spacious living area
- Fitted kitchen
- Two double bedrooms
- House bathroom
- Convenient location
- No upward chain!
- Ultrafast Broadband speed\*



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Ultrafast  
Broadband  
Available

Property Reference: K7184



Living Room



Living Room



Living Room



Kitchen

Entering through the front door, you are welcomed into a cosy living room featuring exposed beams, a feature stone wall and an open fireplace with stone surround and flagged hearth. A sash window to the front provides delightful views across the open countryside, while built-in seating adds to the cottage's character. Stairs lead to the first floor, with a door giving access to the kitchen.

The kitchen is fitted with a range of wall and base units complemented by work surfaces and co-ordinating part tiled walls. There is an inset stainless steel bowl and a half sink, a built-in oven with four-ring electric hob and extractor hood and a quarry tiled floor. Access to the roof space and a rear door complete this area.

To the first floor, there are two bedrooms and a bathroom. Bedroom one is a generously sized double room with dormer window, while bedroom two features a sash window with a southerly aspect, offering fine open views over the surrounding countryside. The room retains an original cast iron fireplace and two built-in cupboards, one housing the hot water cylinder.

The bathroom is fitted with a three-piece suite comprising; a panel bath with shower over, WC and wash hand basin, complemented by part tiled walls, a heated towel rail and an extractor fan.

Outside, the cottage enjoys a small walled and paved front garden, perfect for potted plants or a small seating area. To the rear, there is a paved area with pedestrian access leading to a medium-sized rear garden via a shared path behind the adjoining cottages and through the Sun Inn car park. The property also benefits from the right to park one vehicle in the Sun Inn car park at the far side of the cottages.

3 Sun Inn Cottage offers a wonderful opportunity to acquire a traditional Lakeland cottage in an idyllic setting. While the property would benefit from some updating and modernisation, it presents an excellent chance for buyers to create a home full of charm and character, tailored to their own taste and style. Early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Living Room 26' 6" x 11' 0" (8.08m x 3.36m)

Kitchen 12' 5" x 9' 7" (3.81m x 2.94m)

First Floor

Landing

Bedroom One 12' 7" x 10' 9" (3.84m x 3.29m)

Bedroom Two 12' 9" x 10' 4" (3.89m x 3.15m)

## Bathroom

**Council Tax:** Westmorland and Furness Council - Band C

**Services:** Mains water, mains electricity, oil central heating and septic tank drainage.

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

**What3Words & Directions:** [///teaching.purified.contents](http://teaching.purified.contents)

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 two miles the cottage can be found on the right hand side of the road adjoining the Sun Inn.

**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).

**Agent Note:** 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.



Kitchen



First Floor Landing



Bedroom One



Bedroom Two

# Sun Inn Cottages, Crook, Kendal, LA8

Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1364574

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