



## Brigsteer

**£450,000**

Low Barrow House, Low Lane, Brigsteer, Kendal, Cumbria, LA8 8AT

Nestled in the charming village of Brigsteer, in the heart of the breathtaking Lyth Valley, Low Barrow House is a delightful two-bedroom, stone-built semi-detached home, steeped in character. From the original slate plaque above the front door to the elegant sash windows and rustic ledged plank internal doors with traditional cottage ring-latch handles, this is a home that quietly honours its heritage.

A welcoming entrance hallway immediately sets the tone, with rustic pine flooring and panelled walls creating warmth and charm. A useful understairs cupboard offers practical storage space for everyday essentials.

### Quick Overview

- Charming stone-built semi-detached cottage
- Two spacious double bedrooms
- Cosy living room with multi-fuel stove
- Kitchen with integrated appliances
- Sun room with countryside views
- Extensive rear garden with terrace and lawn
- Located in the heart of Brigsteer
- Character features throughout
- Off-road parking
- Ultrafast broadband available



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Ultrafast  
Broadband  
Available



Driveway Parking

Property Reference: K7233



Entrance Hall



Living Room



Kitchen



Kitchen

The living room is a calm and inviting space, beautifully proportioned and filled with natural light from its dual-aspect windows. A cosy multi-fuel stove rests on a slate hearth with a limestone surround and mantle, forming a charming focal point for quieter evenings. The timber sash window frames a gentle outlook over the garden, enhancing the sense of peace and privacy.

The kitchen blends country character with modern convenience, fitted with wall and base units and thoughtfully equipped with an inset stainless steel sink and drainer, integrated dishwasher, double oven with separate grill, Neff four-ring electric hob, extractor fan and under-unit lighting.

Beyond the kitchen sits the partially separated dining area, positioned perfectly between the kitchen and the sun room to the rear. This natural flow of space makes everyday living and entertaining feel effortless, linking the heart of the home with the garden beyond.

The sun room is a particularly charming addition. Set at the rear of the property, it enjoys an intimate connection with the surrounding countryside, drawing in light and views in equal measure. Patio doors open onto a decked seating area, creating an easy transition to outdoor living.

Upstairs, the landing feels bright and airy thanks to an expansive sash window offering far-reaching views down the valley.

The principal bedroom is a generous and restful retreat with dual-aspect windows and built-in wardrobes and drawers, yet still ample room for a full suite of furniture. Bedroom two is another comfortable double, also benefiting from a built-in wardrobe and a lovely outlook to the rear.

The house bathroom comprises a panelled bath with electric overhead shower, pedestal wash hand basin and WC, finished with part-tiled and part-panelled walls, a well-appointed space suited to everyday living. A secondary shower room, complete with WC, wash hand basin and standalone electric shower cubicle, adds further practicality.

The gardens, which unfold to the rear of the property, are a true highlight. A stone-flagged terrace provides a wonderful spot for summer dining, while the extensive lawn stretches out beyond, bordered by mature trees that offer a sense of privacy, while retaining glimpses of the surrounding countryside. Generous in scale and peaceful in setting, the garden offers ample opportunity for further landscaping or simply to be enjoyed as it is. a private slice of Lakeland countryside, quietly tucked away within the Lake District

With off-road parking for two vehicles, Low Barrow House presents a rare opportunity to acquire a characterful home in



Dining Area



Sun Room



First Floor Landing



Bedroom One



Bedroom Two



House Bathroom

an enviable rural setting. Equally suited as a full-time residence or an idyllic retreat.

Accommodation with approximate dimensions:

Entrance Hall:

Living Room: 16' 7" x 12' 7" (5.07m x 3.86m)

Kitchen: 6' 10" x 11' 0" (2.10m x 3.37m)

Dining Area: 8' 9" x 10' 1" (2.69m x 3.08m)

Sun Room: 13' 8" x 12' 7" (4.17m x 3.86m)

First Floor

Bedroom One: 16' 7" x 10' 7" (5.06m x 3.25m)

Bedroom Two: 8' 11" x 10' 2" (2.74m x 3.11m)

House Bathroom:

Shower Room:

Property Information

Parking Off Road Parking

Services: Mains electricity, oil fueled boiler, mains water and shared sewerage treatment plant

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax Band: D

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

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Leaving Kendal on Brigsteer Road, proceed over Scout Scar and drop down into Brigsteer village. Continue straight on at the pub and then take the sharp left after the village hall onto Low Lane. Follow the lane with the property located to the right hand side, just as the lane goes uphill.



Rear External



Rear Garden



Garden



Driveway Parking



Living Room

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## Meet the Team

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Floor 1

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

103.1 m<sup>2</sup>

1109 ft<sup>2</sup>

**Balconies and terraces**

5.9 m<sup>2</sup>

64 ft<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

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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