

HACKNEY & LEIGH

Crook

£250,000

1 Plumgarth Cottage, Crook Road, Kendal, LA8 8LX

Plumgarths Cottage is a delightful Grade II listed Lakeland home offering four bedrooms and ideally situated on the edge of the Lake District National Park, providing excellent access to local amenities, with surrounding landscape views. Whether you are seeking a permanent residence, a holiday getaway, or an investment opportunity, this charming property is perfectly suited.

Quick Overview

- Delightful Grade II listed cottage
- Living room with Morso wood burner
- Fitted dining kitchen
- Four bedrooms
- Characterful features throughout
- Easy to manage cottage garden
- Easy access to Kendal town
- Short distance to the Lake District
- No upward chain
- Ultrafast broadband available

4	1	1	EPC F	*Ultrafast Broadband*	*On-Road Parking*

Property Reference: K7281



Front External


Living Room


Fireplace


Front External

An open slate porch with two traditional stone seats provides a practical and welcoming entrance-ideal for removing muddy boots after a day exploring the nearby fells. This leads directly into the entrance hall, where stairs rise to the first floor and doors give access to the living room and kitchen.

The inviting living room showcases exposed timber beams and a secondary-glazed picture window with a built-in seat, offering attractive views over open fields towards Kendal. A beautiful stone fireplace forms the focal point, featuring inset display niches, an oak lintel, a flagged hearth and a Morso multi-fuel stove.

The dining area benefits from both front and rear aspects, with a front window seat and a rear glazed panel window with tiled sills. Character features include exposed beams, a lintel, fitted shelving and a display niche. The adjoining kitchen is fitted with a range of wall, base and drawer units, including a glazed display cabinet and wine rack. Work surfaces incorporate an inset stainless steel sink, complemented by partially tiled walls. Appliances include a built-in oven and a four-ring halogen hob with extractor hood, along with plumbing for a washing machine. There is also a useful pantry cupboard with power, space for a fridge and a stable door leading to the rear.

Upstairs, the return staircase leads to a landing with access to the loft via a hatch, along with a rear-facing window.

Bedrooms one, two, and three are all double rooms, each enjoying open views across the surrounding countryside towards Kendal. Bedroom four is a good-sized single room with a rear outlook, offering flexibility for use as a home office or study.

The bathroom is fitted with a three-piece suite comprising a panelled bath with a Mira shower over, wash hand basin, and WC, finished with complementary tiling and a chrome heated towel rail. A separate WC with wash hand basin adds convenience. An airing cupboard houses the gas-fired boiler and provides shelving for linen and towels.

The property also benefits from a private, enclosed rear garden, gravelled for ease of maintenance and bordered by attractive stone walling with planted beds and surrounding shrubbery that provide a pleasant sense of privacy. This versatile outdoor space is ideal for a bistro table and chairs, perfect for enjoying a morning coffee or evening drink, while also offering a practical area for hanging washing, all within asheltered setting.



Kitchen



Dining Area



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

Accomodation with approximate dimensions:

Open Porch

Entrance Hall

Living Room 13' 2" x 18' 9" (4.02m x 5.73m)

Dining Kitchen 12' 0" x 18' 11" (3.66m x 5.79m)

First Floor:

Bedroom One 12' 0" x 11' 10" (3.66m x 3.61m)

Bedroom Two 10' 2" x 11' 8" (3.10m x 3.56m)

Bedroom Three 7' 1" x 11' 8" (2.16m x 3.56m)

Bedroom Four / Study 6' 5" x 7' 10" (1.98m x 2.39m)

Bathroom

W.C

Property Information:

Services: Mains electricity and mains water. LPG central heating. Electric storage heaters being used. Shared private drainage.

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.

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Bedroom Four / Study



Bathroom



Views



Views



Rear Garden

What3Words & Directions ///splints.escorting.snowboard
The property can be found from Kendal and the South, by way of the roundabout at Plumgarths which is situated at the end of the Kendal By Pass and marks the beginning of the Lake District National Park. From the roundabout take the B5284 signposted to Hawkeshead Via Ferry and the cottage is then found on your left hand side opposite the Gateway Hotel and just before Plumgarth Farm Shop.

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Meet the Team

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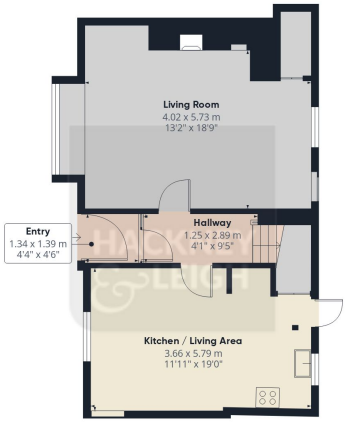


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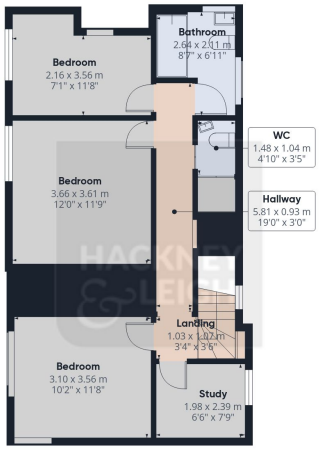


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Floor 0



Floor 1



Approximate total area(1)

106.5 m²

1148 ft²

(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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