



Crook

£250,000

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

3 Sun Inn Cottage is a delightful and characterful Grade II listed 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.

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.

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*



2



1



1



E



Ultrafast



Allocated parking space

Property Reference: K7184



Living Room



Living Room



Living Room



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

Parking: The cottage has the benefit of a right to park one vehicle in the car park of the Sun Inn at the far side of the cottages.

Property Information:

Tenure: Freehold

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)

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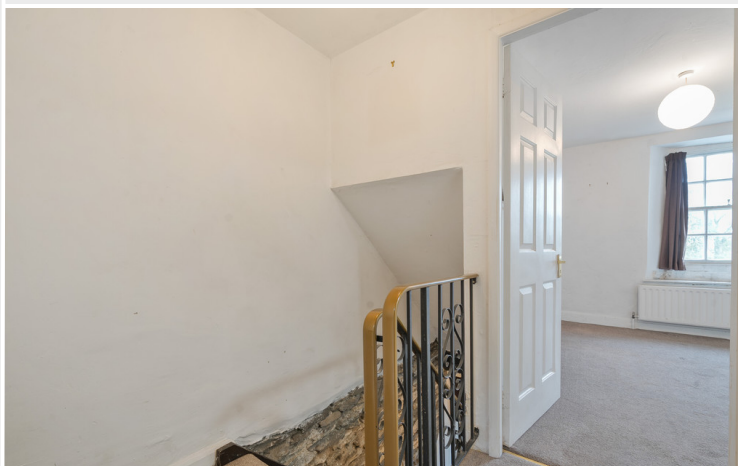
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Kitchen



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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1364574

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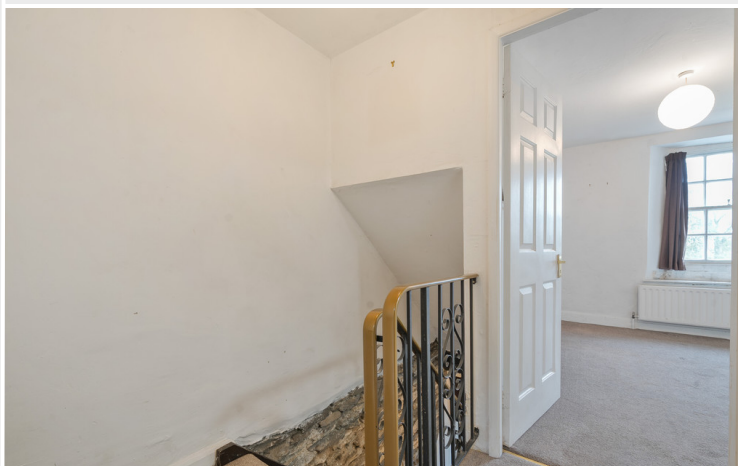
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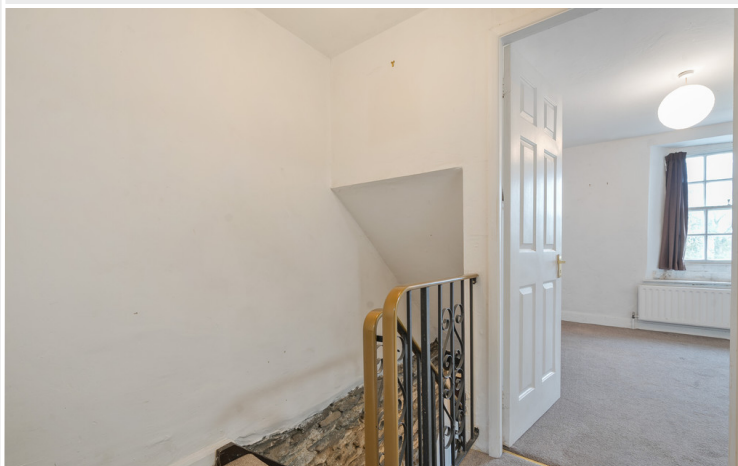
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