



HIGH PASTURE, CROOK ROAD, KENDAL, CUMBRIA, LA8 8LY
£725,000

MILNE MOSER
SALES + LETTINGS

HIGH PASTURE CROOK ROAD KENDAL LA8 8LY



4



2



2



GARAGE &
PARKING

OVERVIEW

Set back from the road in an elevated position, High Pasture sits at the top of the plot - perfect for taking in the Lakeland views and aspect across the generous garden. Having a versatile layout and lots of potential, the accommodation is already generous and there is scope to develop further, large windows and high ceilings throughout give the property a sense of airiness.

A lovely lounge has lovely views across countryside, there is a separate dining room, a kitchen with breakfast bar plus utility space. The master bedroom has an ensuite and there are two further ground floor double bedrooms and a first floor fourth bedroom/study. The family bathroom has a four piece suite and there is an additional gardeners toilet. The large attic space offers further potential - subject to planning. Garden spaces wrap around the bungalow with areas for produce and recreation - the plot extends to approximately 0.8 of an acre and will satisfy even the keenest of gardeners. A large garage and ample parking and turning complete the picture.

Located within the Lake District National Park yet just a few minutes' drive from Kendal, High Pasture offers buyers the best of both worlds. The wider Lake District is easily reached and there are great road links to the M6 motorway.

ACCOMMODATION

From the driveway, a path leads through the mature garden round to the frosted double glazed wood door. Clipped evergreens frame the door and path.





HALL

Setting the standard for the internal dimensions of the property, the hallway is semi divided into two offset spaces, each of generous proportions. There is a built in coat cupboard, airing cupboard with radiator and shelving plus an under stair cupboard. Three radiators, three ceiling lights and a glazed door to the patio. Ample space for bookshelves or storage.

LOUNGE

21' 10" x 15' 10" (6.66m x 4.82m)

As you enter the lounge, you will be drawn to the large UPVC double glazed window to admire the view over fells and countryside. There is a further UPVC double glazed window at the side ensuring the room is light and bright. A wood burner set on a slate hearth provides a focal point and there are two ceiling lights, three radiators and wood style flooring.

DINING ROOM

14' 10" x 11' 11" (4.52m x 3.64m)

UPVC double glazed window overlooking the patio and trees - the perfect spot for some bird watching. Radiator, ceiling light and a shelved built in cupboard.

KITCHEN

9' 11" x 15' 8" (3.02m x 4.78m)

UPVC double glazed window with outlook to fields at the rear. Fitted with mid oak style base and wall units, stone effect worktops which incorporate a breakfast bar, tiled splashbacks and a dark one and a half bowl sink with drainer. There is space for an electric cooker and a fridge freezer. Cooker hood, a ceiling light and radiator.



UTILITY AND WC

8' 0" x 6' 2" (2.43m x 1.87m) plus WC

A door leads to an open porch space and there is plumbing for a washing machine, an extractor and a ceiling light. The tiled floor runs through into the WC which has shelving, an external door, WC and ceiling light.

BEDROOM

13' 3" x 13' 5" 94.05m x 4.06m) including wardrobes.

Facing the front aspect, the master bedroom has an excellent range of built in wardrobes, cupboards and drawers. There is pelmet lighting, illuminated cupboards, a ceiling light and radiator. UPVC double glazed window.

ENSUITE

10' 3" x 6' 6" (2.99m x 1.97m) max

A generous ensuite with a frosted UPVC double glazed window to the front. Fully tiled and fitted with a walk in shower enclosure, a concealed cistern WC, bidet and vanity hand basin. Built in cupboards, aqua board panelling to the shower enclosure, a white heated towel rail and extractor. Ceiling light, shaver point and mirror with vanity light.

BEDROOM

17' 11" x 14' 4" (4.05m x 4.08m) max

UPVC double glazed window to the side aspect and a lovely view towards Lakeland Fells. Also having a good range of built in furniture, ceiling light and radiator.

BEDROOM

9' 11" x 12' 2" (3.02m x 3.72m)

UPVC double glazed window to the front elevation. Ceiling light and a radiator.

BATHROOM

9' 10" x 6' 6" (2.99m x 1.97m)

Frosted UPVC double glazed window to the front aspect. Fitted with a four piece suite comprising bath with shower over and screen, a bidet, concealed cistern WC and pedestal hand basin. Fully tiled walls, a radiator, white heated towel rail, ceiling light and extractor. Shaver point and a mirror with vanity light above.

LANDING

Skylight with light above and doors to the attic space and bedroom/study.

BEDROOM/STUDY

10' 1" x 12' 0" (3.08m x 3.66m) max

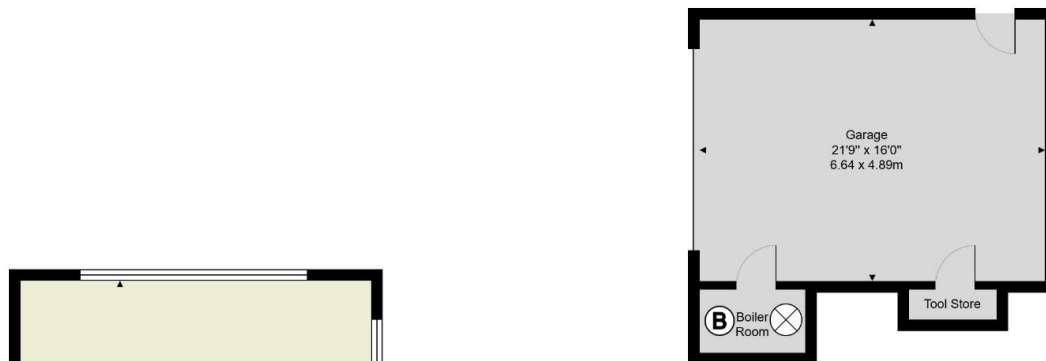
With view over fields, the fourth bedroom has a UPVC double glazed window, a ceiling light and radiator. Located within the roof space, there is a built in double wardrobe and B4RN router.

ATTIC

41' 10" x 13' 8" purlin to purlin (12.76m x 4.16m) ceiling height of 9' 4" (2.84m)

An excellent size attic running the length of the property. Power and light are connected and the space is partially boarded.

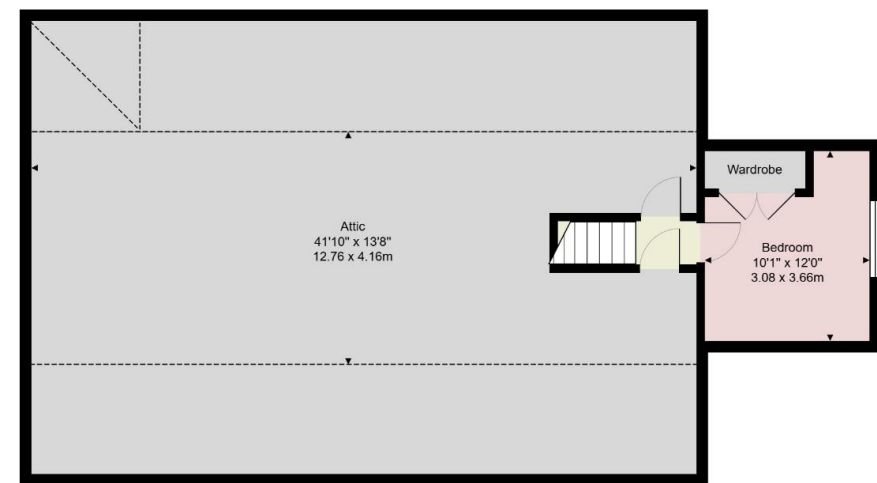




Lower Ground Floor



Ground Floor



1st Floor

Approx. Total Area: 3628 ft² ... 337.1 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only





EXTERNAL

Sitting at the top of the plot, High Pasture looks across the gently sloping lawn bounded by evergreens and mature trees and across the Lakeland Fells. There are various points in the garden from which the views can be enjoyed.

A terrace at the rear looks onto an open field and is the perfect spot for patio furniture, a rockery style bed runs down to the lawn space and a generous shrub border provides year round interest. The practical produce area is to one side with a veg patch, espalier fruit trees, compost area and two greenhouses - there is even a grape vine in one of the greenhouses. At the bottom of the garden is a further area which could be combined with the more formal garden. The driveway leads from Crook Road over a cattle grid into a parking and turning area.



GARAGE

21' 9" x 16' 0" (6.64m x 4.89m)

Larger than average, the garage has an electric roller door, power, light and tap. There is a pedestrian door, a tool store and boiler room (boiler and hot water cylinder) POD point electric car charger.

DIRECTIONS

Leaving Kendal on Windermere Road, proceed to Plumgarths roundabout, taking the second exit onto Crook Road B5284. Pass Plumgarths and the Lake District National Park sign. High Pasture is located to the left hand side, just after the row of semi-detached houses. There are two signs at the bottom of the drive.
[what3words///climber.ivory.horses](https://www.what3words.com/climber.ivory.horses)

GENERAL INFORMATION

Services: Mains Water and Electric. Oil fired central heating. Private drainage
- Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. B4RN Superfast broadband connected.

Tenure: Freehold

Council Tax Band: G

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	49 E	
21-38	F		
1-20	G		

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.