



BROOKSIDE, UNDERBARROW, KENDAL, CUMBRIA, LA8 8HH
£700,000

MILNE MOSER
SALES + LETTINGS

BROOKSIDE UNDERBARROW KENDAL LA8 8HH



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PARKING

OVERVIEW

With beautifully tended gardens, well-proportioned accommodation and a pretty village setting, Brookside is the perfect family home. Nestled above the banks of Chapel Beck, the crisp white external gives the property a characterful feel which is continued inside with thick set walls, attractive internal doors and period style fittings. Most rooms have views across the garden towards open fields, the generous bay windowed lounge has a woodburner and there is a stylish separate dining room. The kitchen has been updated in recent years and boasts numerous integrated appliances and a two oven Aga. All three bedrooms are doubles - two with fitted storage, and there is a large bathroom with five piece suite. Ample off road parking, two sheds/stores and a lovely garden bounding the beck. Underbarrow is within the Lake District National Park and well positioned for travel into Kendal and further afield into the Lakes. Close by is The Black Labrador Inn and the award winning Punch Bowl Inn is at nearby Crosthwaite. UPVC double glazed windows (less two small windows) and oil fired central heating.

ACCOMMODATION

From the driveway, a traditional wooden door with inset pane leads into:

HALL

A welcoming entrance with stairs leading to the first floor and attractive doors to the two reception rooms. Two high level windows, a ceiling light and radiator.





LOUNGE

20' 5" x 18' 8" (6.22m x 5.68m) onto bay

A UPVC double glazed bay window overlooks the front garden towards fields. A pale sandstone fireplace provides a focal point and is set with a wood burner. There are two wall lights, downlights, two radiators and a further UPVC double glazed window to the rear.

DINING ROOM

10' 5" x 18' 9" (3.16m x 5.71m)

Also overlooking the front garden, the dining room has a traditional fireplace with fossilised stone hearth and an electric flame effect woodburner. Four wall lights, radiator and a UPVC double glazed bay style window. An under stairs cupboard with shelving and light provides vital storage.

KITCHEN DINER

10' 9" x 16' 0" (3.28m x 4.88m)

Updated in recent years, the kitchen is fitted with pale green shaker style base and wall units with pewter effect handles, marble worktops and upstands and a one and a half bowl sink. There is an oil fired two oven two hotplate Aga with task lighting above, a further electric hob with canopy above and an electric combination oven. Integrated fridge freezer, dishwasher and a washing machine. Under unit lighting, downlights, a radiator and bench seating with drawer storage. A UPVC double glazed window to the side aspect.

SIDE ENTRANCE

Perfect when entering with wet shoes and coats, the side entrance has a practical tiled floor, hanging space for coats and a half glazed external door.



CLOAKROOM/WC

Frosted UPVC double glazed window to the front aspect. WC and a small hand basin, a ceiling light and half height tiling to the walls.

LANDING

UPVC double glazed window to the rear elevation. Three ceiling lights and a radiator.

BEDROOM

11' 6" x 14' 7" (3.50m x 4.44m) max

Having a lovely view over the garden and beyond to trees and farmland, the largest of the three double bedrooms has two double built in wardrobes with drawers and overhead storage and a central

dressing table. Radiator, ceiling light, four wall lights and a vanity light above the dressing table.

BEDROOM

8' 1" x 10' 9" (2.47m x 3.29m)

Also looking out over the garden and fields, the second bedroom has a UPVC double glazed window, radiator, ceiling light and built in cupboard over the stairs. Access to loft space.

BEDROOM

11' 11" x 11' 3" (3.63m x 3.42m)

The final double bedroom has a radiator, ceiling light and two wall lights. The UPVC double glazed window also looks out over the well-tended garden towards fields and trees.

BATHROOM

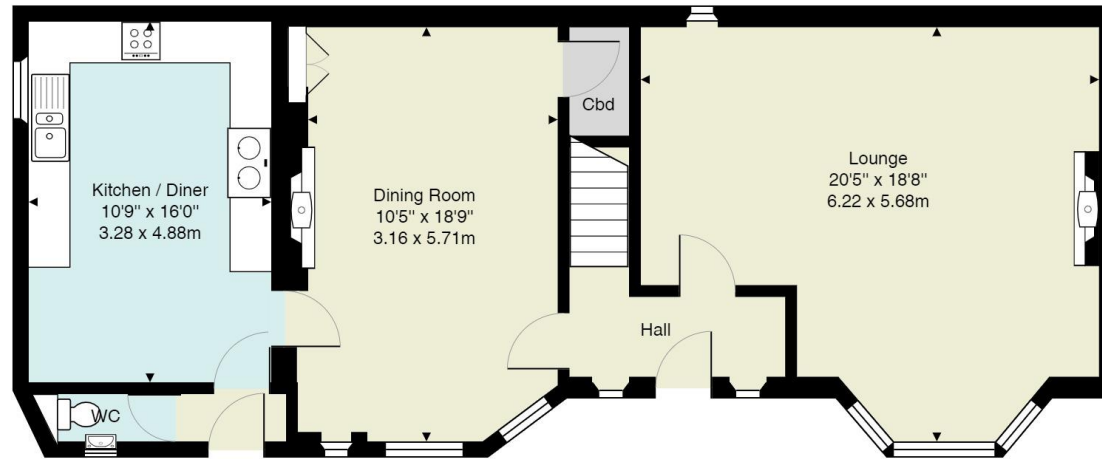
10' 8" x 15' 4" (3.24m x 4.67m)

A large bathroom with a UPVC double glazed window overlooking fields and Red Scar at the side. A further UPVC double glazed window faces the rear. Fitted with a corner bath, walk in shower enclosure, WC and twin vanity basins with cupboards beneath. There is a chrome heated towel rail, a radiator, spotlighting and downlights and part tiled walls. Two built in cupboards provide storage and one houses the hot water cylinder.

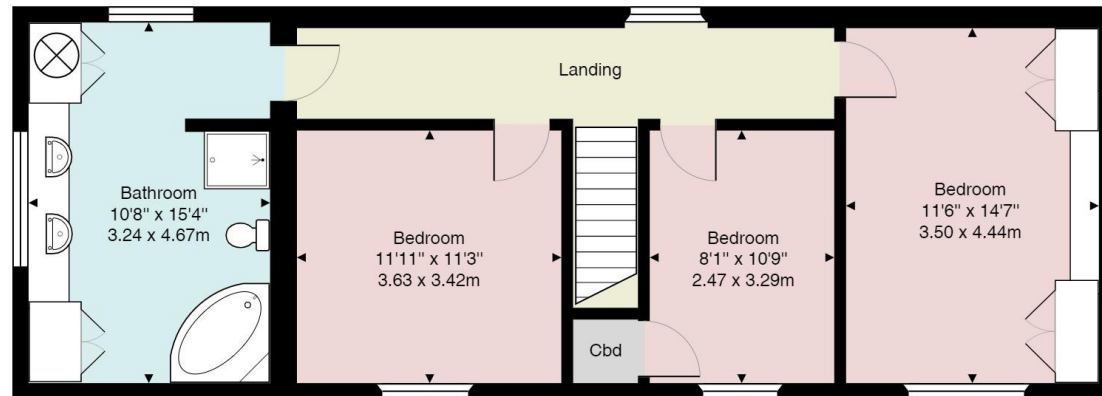
EXTERNAL

From Mill Lane, a gate leads into the parking and turning area in front of the house. The attractive garden extends to the front of the property - gently dropping away from the house. Mostly lawned and interspersed with mature trees and shrubs, the generous garden is perfect for recreation and is bounded by Chapel Beck on one side. There are numerous places to site seating and take advantage of the lovely views across adjacent fields and trees and there are well tended herbaceous flower beds within the garden and close to the house. At the rear of the property is a gravelled space with additional parking, if required and Worcester oil fired boiler. There are two sheds, one of which is used as a workshop with mains power connected.





Ground Floor



1st Floor

Approx. Total Area: 1575 ft² ... 146.3 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





DIRECTIONS

Leaving Kendal on Greenside, proceed over the by-pass and over Scout Scar. Drop down into Underbarrow passing The Black Labrador Inn on the left and turnings to Crook and Brigsteer. Continue along the level and as the road drops down, turn right before the bridge. Brookside is the first property on the left. What3words:///aunts.others.patio

GENERAL INFORMATION

Services: Mains Water and Electric. Oil fired central heating. Drainage via shared Septic Tank - 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.

Tenure: Freehold. Please note the neighbouring property has access for external maintenance.

Council Tax Band: F

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		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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