



TENEMENT BARN, THE ROW, LYTH, KENDAL, LA8 8DD
£475,000

MILNE MOSER
SALES + LETTINGS

TENEMENT BARN

THE ROW, LYTH

KENDAL

LA8 8DD



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PARKING

OVERVIEW

Converted by the current owners for their own occupation, Tenement Barn is a characterful three bedroom property nestled within a small Lakeland hamlet. Thought and care has been taken to retain the integrity of the original building with exposed beams and thick walls being evident throughout. The impressive kitchen is at the rear of the property with outlook across the garden - the vaulted ceiling gives a feeling of air and light and there is a dining area with windows to two sides. The living room has a cosy multifuel stove and views plus there is a utility/wc, a shower room and double bedroom all on the ground floor. Once on the first floor, there is another double bedroom, a single, a bathroom and good sized store which has potential as a playroom or study. The garden and orchard wrap around three sides of the barn and are wonderful spaces for children (or chickens) to explore. There is ample parking and turning. Located in the picturesque Lyth Valley, walks on Whitbarrow Scar are just minutes from the doorstep and the wider Lake District easily accessible. Nearby Levens has a village shop and there are various award winning pubs and eateries within a short drive. The nearby primary school at Crosthwaite is rated Outstanding by OFSTED. No onward chain. Subject to a Local Occupancy Clause.

ACCOMMODATION

From the gravelled driveway, a glazed front door leads into the hall.





HALL

10' 1" x 5' 4" (3.08m x 1.63m)

A lovely space with large double glazed windows facing the front and a generous coat cupboard. Velux rooflight, a ceiling light and radiator. The quality oak flooring is complimented by the internal doors and woodwork and runs through into the living room and inner hall.

LIVING ROOM

18' 7" x 11' 8" (5.65m x 3.57m)

A floor to ceiling double glazed window floods the living room with light and there is a second double glazed window - both with view over the garden towards Scout Scar. The multifuel stove provides a lovely focal point and is set to a wooden surround with inset and shelving to one side. There are downlights to the ceiling, a radiator and large built-in cupboard under the stairs with a light. An inner corridor leads to the ground floor bedroom and shower room.

KITCHEN DINER

29' 11" x 11' 11" (9.11m x 3.62m) max

A lovely space, perfect for family dinners and easy entertaining. The vaulted ceiling with Velux rooflights creates an impressive room with exposed woodwork and beams adding character. To the dining area are dual aspect double glazed full height windows with view across the garden and there are two further double glazed windows to the rear in the kitchen area. Fitted with pale sage coloured base and wall units, quartz worktops and upstands and a one and a half bowl sink. Induction hob with hood above, a double oven and integrated microwave. Fridge and full height freezer. There are downlights throughout, a ceiling light to the dining area and a radiator.



UTILITY/WC

5' 9" x 6' 7" (1.76m x 2.01m)

A vital space for busy families with a double glazed window, circular sink set to a base unit and a WC. Plumbing for a washing machine, downlights, an extractor and a radiator.

BEDROOM

9' 9" x 10' 7" (2.97m x 3.24m) max

A double glazed window faces the front aspect. Radiator, a ceiling light and built-in double wardrobe.

SHOWER ROOM

5' 8" x 2' 9" (1.72m x .84m)

Fitted with a cubicle and wash hand basin. Chrome heated towel rail, an inset mirror with downlight above, an extractor and ceiling light. Double glazed window to the rear.

LANDING

Full of character, the landing has an exposed stone wall, beams and two Velux rooflights. The stairs have bespoke metal work spindles and there is a ceiling light and downlights.

BEDROOM

9' 10" x 8' 6" (2.99m x 2.59m)

Having views across the garden and Lyth Valley, this double bedroom has exposed beams, a ceiling light and radiator. Double glazed window.

BEDROOM

9' 8" x 8' 10" (2.95m x 2.69m) max

Double glazed windows face the front and side aspects and there is an escape rooflight. Attractive exposed beams, a radiator and ceiling light.

BATHROOM

6' 2" x 6' 1" (1.88m x 1.87m)

Fully tiled, there is a concealed cistern WC, a vanity hand basin and bath. Chrome heated towel rail, downlights, an extractor and exposed beams. A double glazed window faces the rear aspect.

STORE/PLAYROOM/STUDY

Accessed via a higher level door - a step is required. Ceiling light exposed beams and a Velux rooflight.

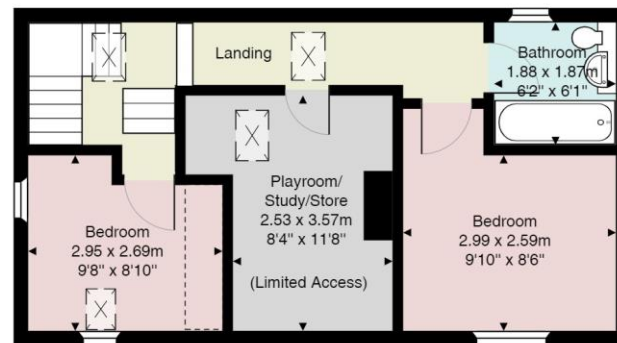
EXTERNAL

A gravelled driveway from the lane sweeps into the ample parking and turning area and is lined with beech hedging. Good sized garden and orchard spaces wrap around three sides of the property and are lawned and interspersed with fruit trees. Enclosed by walling, the outside spaces are a real asset to the property and offer fantastic potential to keep chickens, grow your veg or simply enjoy outdoor life.





Ground Floor



1st Floor

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

The Row is located to the western side of the Lyth Valley and can be reached from Bowness, Kendal or via the A590. From the A5074 follow signs up to the hamlet. Upon reaching Row Farm, follow the tarmac'd road to the right with the gate to the property (and adjoining Barrow Tenement) being the first to the right hand side. Follow the drive to the left and into the parking area.
what3words.com/faced.ideals.blues

GENERAL INFORMATION

Services: Mains Water and Electric. Oil fired central heating. B4RN hyper fast broadband is connected. Drainage via a package treatment plant sited within the orchard - this is shared with the neighbouring property, Barrow Tenement. 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. The property is subject to a local occupancy clause. Buyers must have a 'Local Connection' and either display a need for the housing or have already lived in the locality for the preceding 3 years or worked for a minimum of 16 hours for the preceding 9 months. The 'Locality' shall mean the administrative areas of the Parishes of: Broughton East; Cartmel Fell; Crook; Crosthwaite and Lyth; Helsington; Hugill; Kentmere; Lakes; Longsleddale; Nether Staveley; Over Staveley; Skelwith; Staveley in Cartmel; Underbarrow and Bradleyfield; Upper Allithwaite; Windermere; Witherslack; Meathop and Ulpha; and those parts of the Parishes of Fawcett Forest; Strickland Ketel; Strickland Roger; and Whitwell and Selside which lie within the administrative area of the Lake District National Park. Must be used as Principal home. Full details are available for avoidance of doubt to eligibility.

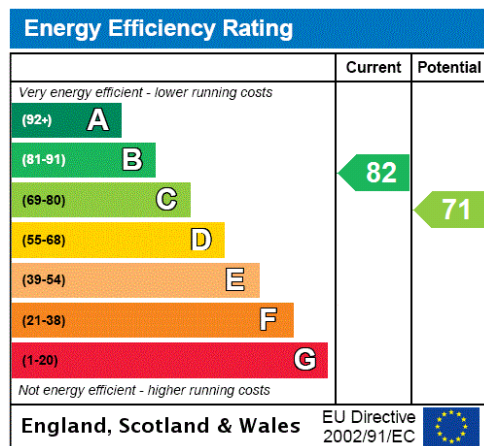
Council Tax Band: E

EPC Grading: C

The initial access from the lane is owned by Barrow Tenement with Tenement Barn having a right of access across.

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





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