



SUNNY HILL, LOW LANE, BRIGSTEER, LA8 8AT
£579,000

MILNE MOSER
SALES + LETTINGS

SUNNY HILL
LOW LANE
BRIGSTEER
LA8 8AT



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PARKING

OVERVIEW

Being positioned within the Lake District National Park and having views across the picturesque Lyth Valley from most rooms, Sunny Hill is an idyllic character cottage on a deceptive plot. Ideal for a range of buyers, the practical layout has a useful boot room/utility, great for muddy pets (or children), the kitchen diner has space for a generous dining table and there is a lounge with cosy wood burner. For those working from home there is a study/snug and there is also a downstairs cloakroom. Moving to the first floor are two good size double bedrooms along with a single - all with fitted handmade wardrobes. The house bathroom has a four piece suite. Character and charm is in abundance, with the age of the building in evidence throughout - from the quirky sloping floors, painted beams, attractive doors and thick walls - all tastefully combined with neutral decor and period style modern double glazed windows. Perfectly named as the cottage has an elevated position and faces southwest with views towards Arnside Knott and Whitbarrow Scar. The sloping gardens have various seating and entertaining areas along with a side and rear garden, all with wonderful views.

Brigsteer is popular with a range of buyers, being just 3 miles from Kendal and boasts a pub and a modern village hall which hosts a variety of groups and classes. There are walks from the door up Scout Scar and Brigsteer Woods. Primary schools can be found in nearby Crosthwaite and Levens, which also has a village shop. There is good access to the A590 for road travel further afield and via the rail network with a station at Oxenholme on the Westcoast Mainline.





ACCOMMODATION

Approaching from the parking area, steps lead through the front garden to a patio and seating area. A double glazed door leads into:

BOOT ROOM/UTILITY

7' 10" x 10' 10" (2.40m x 3.30m)

A practical and useful space with a tiled floor, bespoke built in cupboards and a butler sink. The double glazed windows to the front have wonderful views and there is a further double glazed window to the side looking onto a rock face and ferns. Three wall lights, plumbing for a washing machine and a radiator.

KITCHEN DINER

13' 9" x 13' 8" (4.20m x 4.16m)

Fitted with oak style base and wall units, plate rack, speckled worktops, tiled splashbacks and a cream one and a half bowl sink with drainer. Five burner range cooker with canopy hood above and an integrated fridge freezer. There is plumbing for a dishwasher and space for an additional undercounter fridge if required. Tiled floor, a radiator, downlights and character beams and panelling. An internal window faces into the boot room with the views still visible.

LOUNGE

13' 7" x 14' 10" (4.15m x 4.52m)

A really homely room, with painted beams, pretty latch doors and a cosy wood burner with stone hearth and wooden lintel providing a focal point. Two double glazed sash type windows overlook the front garden and the Lyth Valley beyond. Four wall lights, a radiator and stairs leading to the first floor. Built in shelving and TV display rear under the stairs.

SNUG/STUDY

6' 1" x 9' 5" (1.86m x 2.86m)

A double glazed sash type window with views faces the front aspect. Built in desk and shelving, two ceiling light and a radiator. Slate floor.

CLOAKROOM/WC

6' 9" x 5' 5" (2.07m x 1.66m)

Frosted double glazed window, built in tall cupboard and additional lower cupboard. WC and wash hand basin. Two wall lights and a radiator.

LANDING

Painted beams to the walls and ceiling, a ceiling light and radiator. Internal high level window and a built in cupboard.



BEDROOM

10' 0" x 15' 4" (3.05m x 4.68m)

A good sized double bedroom with a built in single and double wardrobe, a radiator and wall lights. The double glazed sash type window has lovely views over the Lyth Valley towards Whitbarrow Scar.

BEDROOM

10' 5" x 8' 10" (3.17m x 2.70m)

A double glazed sash type window to the front aspect - also having the lovely view. Built in wardrobe and dressing table area, a radiator and ceiling light. Painted beams.

SECOND LANDING

A frosted double glazed door leads to the rear garden and access to the boiler room. Built in cupboard, a ceiling light and radiator.

BEDROOM

14' 3" x 9' 1" (4.35m x 2.77m)

The second double bedroom also overlooks the Lyth Valley and has panelling to the walls, a ceiling light and radiator. Built in wardrobe, shelving and two bedside cabinets. Two double glazed sash type windows.

BATHROOM

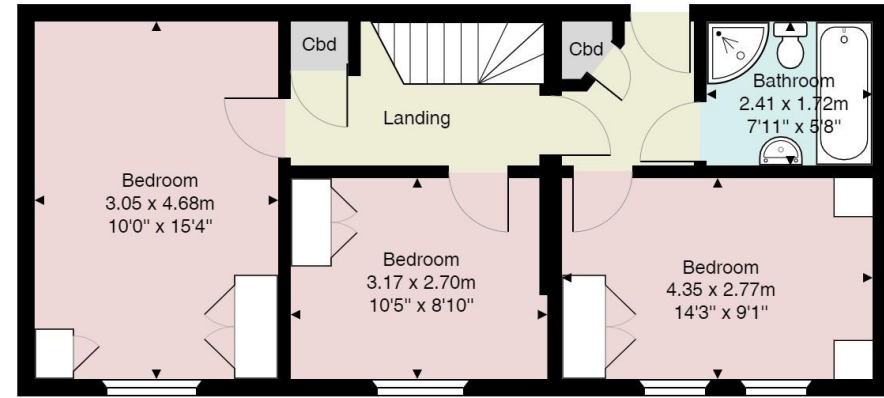
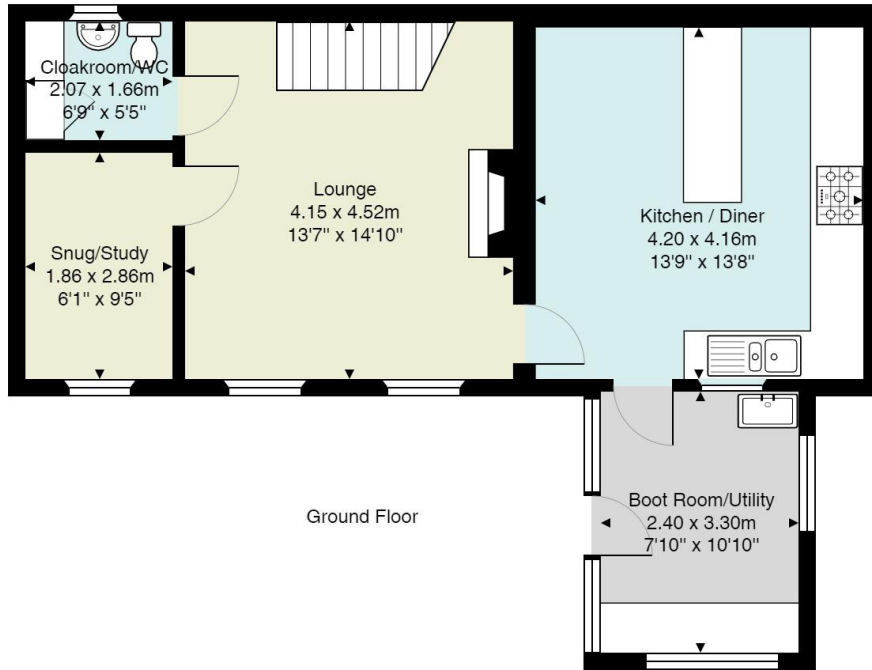
7' 11" x 5' 8" (2.41m x 1.72m)

Fitted with a four piece suite comprising bath, a WC, pedestal wash hand basin and quadrant shower cubicle. Downlights, a radiator, extractor and a shaver point. Fully tiled walls and floor.

EXTERNAL

Sunny Hill is centrally positioned to a deceptive sloping plot. There is off road parking for several cars by the lane. Steps lead up through a mature garden with a lower seating area and up to a gravelled terrace by the house. External bollard lighting on the steps. The terrace/patio is perfect for dining and admiring the views, there is space for pots and furniture along with a barbecue. To one side is the log store and a drying area. A gate at the side leads to the side and rear gardens. The garden areas are divided into three areas, intersected by a public footpath. Following the footpath leads up and round to the rear garden and across into the side garden. The side garden currently has a summerhouse and seating area, but could offer further scope to open up - the views from here are fantastic; - across the valley towards the Lakeland Fells. The rear garden has fruit trees and could be a lovely orchard. The views from the top are lovely and it would be the perfect place





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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





for a summerhouse or pergola. A boiler house has been added adjacent to the rear landing door. Worcester oil fired boiler.

DIRECTIONS

Leaving Kendal on Brigsteer Road, proceed over Scout Scar and drop down into Brigsteer village. Continue straight on at the pub and then take the sharp left after the village hall onto Low Lane. Follow the lane with the property located to the left hand side just as the lane goes uphill. An alternative route due to bridge closures is to approach from Levens. Once reaching Brigsteer take the first left hand lane. Dropping steeply downhill, the property is located to the right hand side.

For parking
[what3words///prune.tweezers.ruin](https://www.what3words.com/prune,tweezers,ruin)
 For the property
[what3words///energy.elevates.inherit](https://www.what3words.com/energy,elevates,inherit)

GENERAL INFORMATION

Services: Mains Water and Electric. Drainage via 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. Oil fired central heating. FTTP broadband connected. Tenure: Freehold. Please note a public footpath runs alongside the property and between garden spaces. Council Tax Band: Currently banded for Business Rates with a Rateable Value of £2100



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		101
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



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