



GHYLLSIDE, INGS, KENDAL, CUMBRIA, LA8 9PY
£450,000

MILNE MOSER
SALES + LETTINGS

GHYLLSIDE INGS KENDAL LA8 9PY



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GARAGE &
PARKING

OVERVIEW

Having a deceptive external appearance, this unique detached house has charm and character with the quirky gambrel or 'Dutch barn' roof giving a twist to the traditional Lakeland stone exterior. The generous accommodation is over two floors with the welcoming living dining space being great for families whilst the separate sitting room has a more grown up feel and French doors to the garden. The first floor has three double bedrooms, one of which is ensuite and there is an additional playroom/study space. Externally, there is parking and turning space plus a good sized garage. The rear garden slopes up from the property and there are views to open countryside. Available with no onward chain. Ings is situated between Kendal and Windermere and lies within the Lake District National Park. Countryside walks are on the doorstep and there are good road links to the wider Lake District and M6 motorway.

ACCOMMODATION

From the parking area at the front, a wooden door leads into:

PORCH

Tongue and groove panelling to the walls, an electric tubular heater and a ceiling light. Hanging space for coats and a glazed door leads to the living/dining area.

LIVING/DINING ROOM

13' 2" x 17' 4" (4.00m x 5.27m)

A welcoming social space, semi divided creating living and dining areas. UPVC double glazed windows face the front and side aspects - two of which have window seats. A Lakeland slate fire





surround and hearth with enclosed fire, two ceiling lights, two wall lights and a radiator.

SITTING ROOM

12' 4" x 13' 1" (3.76m x 3.99m)

UPVC double glazed French doors lead to the rear patio and garden. Radiator, modern wall mounted electric fire and a ceiling light.

KITCHEN

7' 3" x 12' 8" (2.20m x 3.87m)

Fitted with beech effect base and wall units, pale stone style worktops and tiled splashbacks. Stainless steel one and a half bowl sink with drainer, an integrated fridge and dishwasher. Space for an electric cooker. Ceiling light and built in double cupboard with a radiator. A UPVC double glazed window faces the side aspect and there is an external door. The pantry has been retained and is shelved and has a vent/window.

LANDING

Open tread stairs from the dining area lead to the first floor. Access to the loft.

BEDROOM

16' 5" x 7' 11" (4.99m x 2.24m) average

Facing the front and having a lovely view across to open countryside, the first of three double bedrooms has two built-in wardrobes with overhead storage and central drawers, a ceiling light, wall light and radiator. UPVC double glazed window.

BATHROOM

4' 8" x 7' 6" (1.43m x 2.28m) average

Frosted UPVC double glazed window to the side elevation. Fully tiled, the bathroom is fitted with a bath with shower above, a pedestal wash hand basin and a WC. Radiator, a ceiling light and electric wall heater.

PLAYROOM/STUDY/LANDING

11' 4" x 6' 3" (3.46m x 1.90m) average plus inner landing

A versatile space with room for an additional guest bed if required. A UPVC double glazed window faces the side aspect and there is a deep over stairs cupboard. Radiator and a ceiling light. An inner landing has a built-in double cupboard.



BEDROOM

14' 4" x 14' 3" (4.38m x 4.34m) average

A generous double bedroom overlooking the rear garden. Radiator, ceiling light and a UPVC double glazed window.

ENSUITE

4' 6" x 7' 8" (1.37m x 2.34m) average

Frosted UPVC double glazed window to the rear aspect. Fitted with a WC, bidet, pedestal wash hand basin and a shower cubicle. The walls are fully tiled and there is an extractor, spotlight, a radiator and a vanity light with shaver point. Access to loft space.

BEDROOM

10' 4" x 13' 5" (3.15m x 4.10m) average

Also overlooking the rear garden, the third double bedroom has a vanity basin, a ceiling light and radiator. There is access to a loft space and a UPVC double glazed window.

EXTERNAL

To the front and side of the property is a tarmac parking and turning area with trees and shrubs providing privacy from the road. Tap. There is access to the rear garden. Over two levels the rear garden has a good sized patio adjacent to the house with a veranda and external light. Steps lead up to the sloping lawn and there is a rockery at the top and laurel hedging. A block built outhouse/coal bunker measures 5' 7" x 6' 7" (1.70m x 2.01m).

GARAGE

9' 5" x 25' 0" (2.88m x 7.62m)

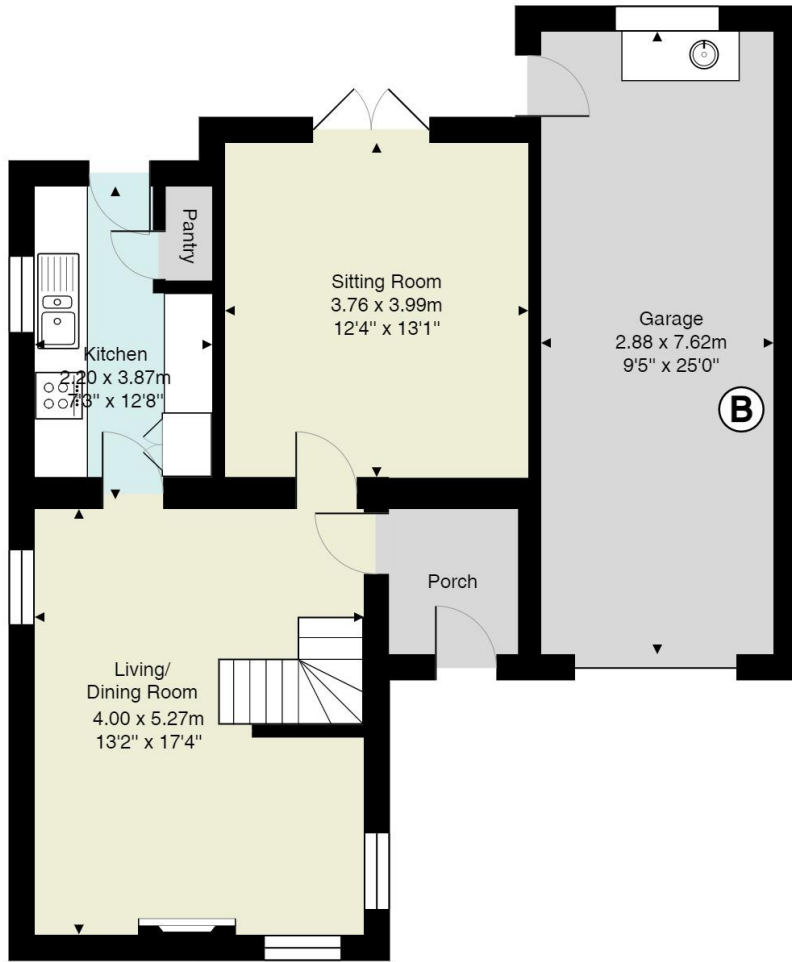
Up and over door plus a pedestrian door at the rear and a frosted window. Wall mounted Viessmann boiler, power and light. Circular sink set to worktop.

DIRECTIONS

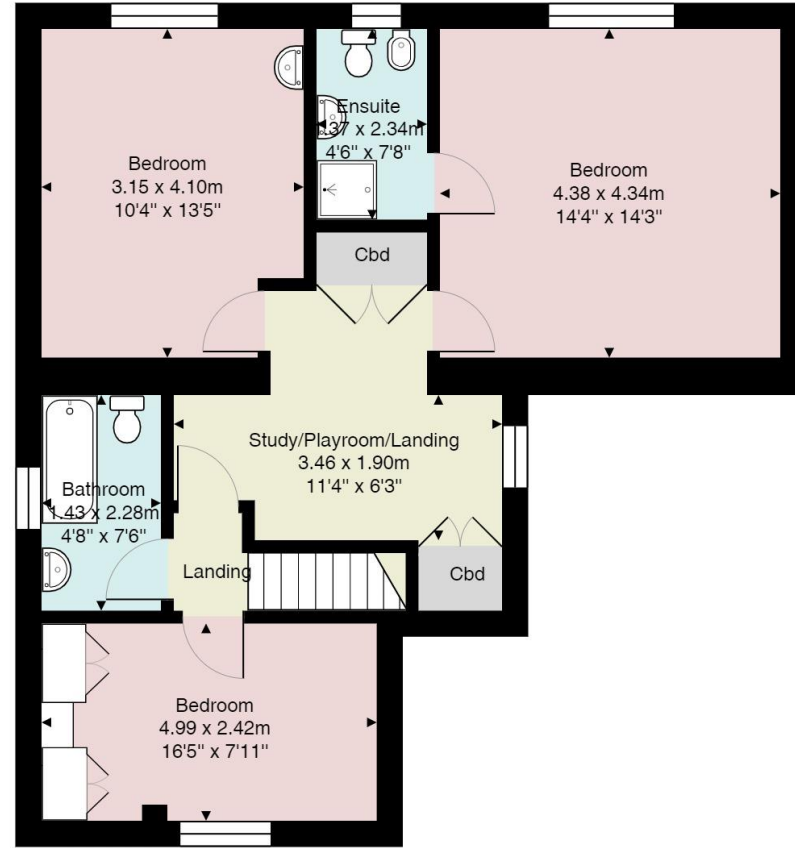
Leaving Kendal on A591 towards Windermere, pass through Plantation Bridge and past Staveley. On reaching Ings, the property is located to the right hand side, just prior to the petrol station and BikeTreks. The signs at the entrance of the drive are for Little Burbank, Hilltop and Bankfield. Ghyllside is the first property as you pull into the driveway.

what3words///lied.walked.inspected





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





GENERAL INFORMATION

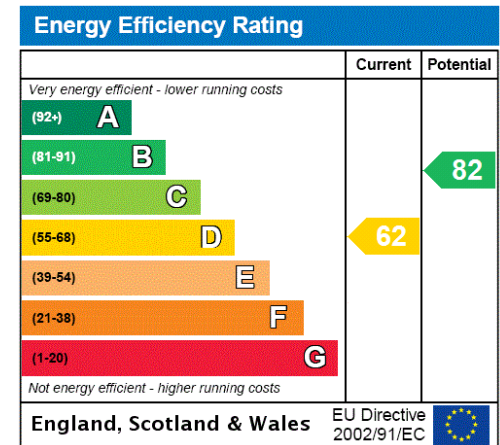
Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

Please note due to the unique shape of the roof, an average waist high measurement has been taken where it was not possible to measure vertical wall to vertical wall.

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



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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