



PEAR TREE COTTAGE, THE ROW, LYTH, KENDAL, CUMBRIA, LA8 8DD
£425,000

MILNE MOSER
SALES + LETTINGS

PEAR TREE COTTAGE
THE ROW, LYTH
KENDAL
LA8 8DD



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OVERVIEW

Being one of the oldest properties in the pretty hamlet of The Row, Pear Tree Cottage is an exciting opportunity to purchase a slice of Lakeland history. The charming exterior with white painted walls and roses around the door sets the scene for the wealth of character features internally. The lounge has a period cast range, now fitted with a woodburner and there is a cottage style kitchen diner. An extension has been added at the side and houses a handy utility room, the bathroom and a rear porch. On the first floor are two double bedrooms and a large landing area which could offer scope for a third bedroom or study. There are garden spaces to the front and rear and lovely views over the surrounding countryside. The current owners have been sympathetic to the age of the property, decorating in neutral tones to enhance the traditional features.

LOCATION

Located to the western side of the Lyth Valley on the slopes of Whitbarrow Scar, The Row is a small hamlet of just over 30 properties. Set within the Parish of Crosthwaite and Lyth, there is a primary school in Crosthwaite rated Ofsted Outstanding and there is a strong community spirit with a vibrant village hall, bowling club, tennis courts and numerous excellent pubs and restaurants nearby. The Landowners of Crosthwaite and Lyth is a local charity owning approximately 600 acres of land and mixed woodland with residents of the parish being able to acquire





woodland to manage. The rural location offers the best of both worlds, open countryside is on the doorstep, yet Kendal, Oxenholme Mainline Station and the M6 motorway can all be easily reached by car.

ACCOMMODATION

A picket gate from the lane leads into the pretty front garden. A traditional latch wooden door leads into:

LOUNGE

11' 7" x 16' 0" (3.54m x 4.88m)

Character features are in abundance as you enter the property - the cast range with shining metal trim and a woodburner provides a lovely focal point and there are beams to the ceiling and a traditional alcove cupboard. Two radiators and a ceiling light. Sash window with a window seat overlooking the front garden.

KITCHEN DINER

8' 7" x 12' 9" (2.62m x 3.88m)

Also facing the front aspect, the kitchen diner is fitted with farmhouse style base units, pale worktops, an undercounter fridge and a stainless steel sink with drainer. Space for an electric cooker and plumbing for a slimline dishwasher. There are beams to the ceiling, a window seat, space for a table and a traditional sash window. Ceiling light and spotlighting. Understairs cupboard/larder with a window.

UTILITY ROOM

6' 1" x 8' 5" (1.85m x 2.57m)

A double glazed window faces the side aspect with outlook towards an orchard. Stainless steel sink with drainer, plumbing for a washing machine and space for a fridge freezer. There is access to a loft space and a ceiling light.

BATHROOM

6' 0" x 7' 3" (1.82m x 2.20m)

A part frosted double glazed window faces the front elevation. Fitted with a bath with mixer above, a wash hand basin and WC. There is tiling above the bath, downlights, a radiator and extractor.

REAR PORCH

6' 1" x 6' 1" (1.85m x 1.86m)

A double glazed window to the side and external door to the rear garden. Ceiling light and oil fired boiler.



LANDING

9' 7" x 16' 0" (2.92m x 4.88m)

A good sized landing with a window to the front aspect overlooking the garden and rooftops towards Scout Scar. Ceiling light, access to the part boarded loft and a radiator. The landing could offer scope, with the relevant consents, for a study area, the creating of a third bedroom or re-siting the bathroom.

BEDROOM

11' 2" x 8' 10" (3.41m x 2.70m)

A lovely bedroom with a period fireplace, wide exposed floorboards and a sash window overlooking countryside and gardens. Ceiling light, radiator and high level corner shelf.

BEDROOM

11' 1" x 6' 11" (3.39m x 2.10m)

A traditional leaded window overlooks fields and a protected lime kiln at the rear. Ceiling light and a radiator.

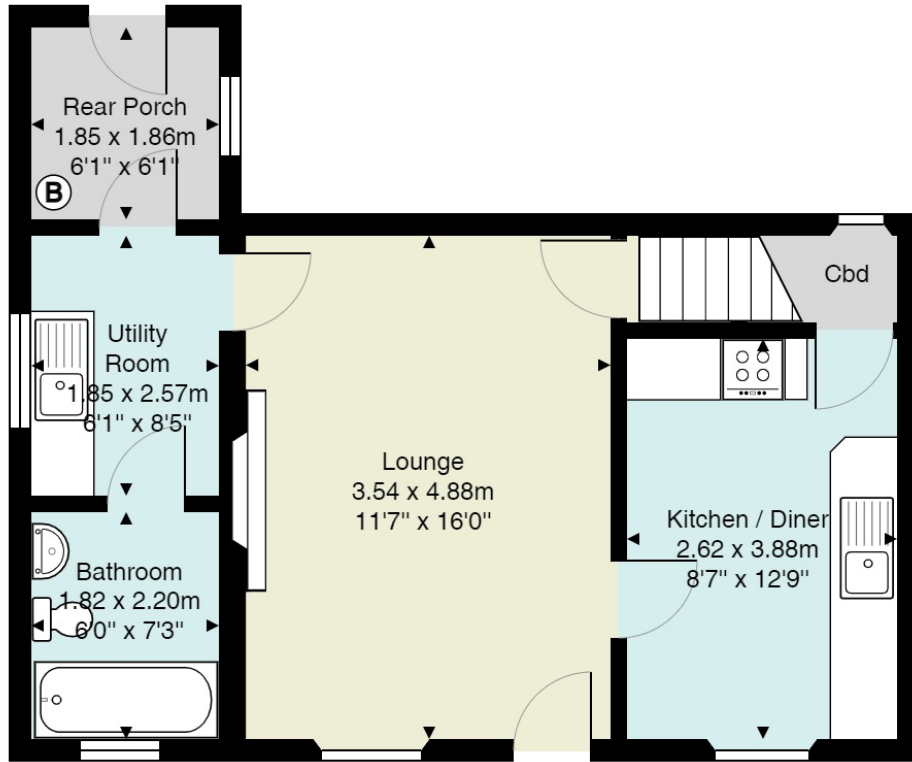
EXTERNAL

Pear Tree Cottage has garden spaces to the front and rear. At the front is a lawned garden with herbaceous borders, ornamental trees and shrubs, walling and a picket gate. The pretty painted garden shed is to stay. The enclosed rear garden is also lawned and bounds open fields. There is a wood store and hard stand for a larger shed. Oil tank.

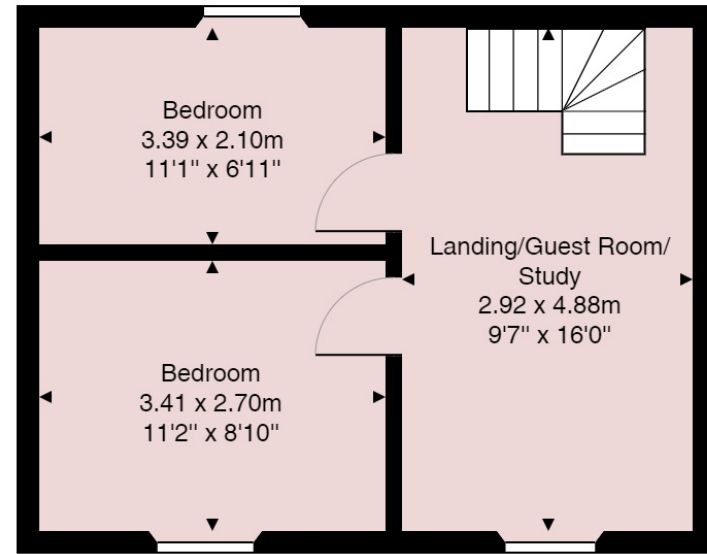
DIRECTIONS

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 track to the left, passing Byremount View and Nancy Cottage. Pear Tree Cottage is the last property to the right hand side.
what3words:///dunes.hurray.wobbling





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 and Electric. Oil fired central heating.
 Private drainage via septic tank shared with the attached property, Kiln Cottage. 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: D

EPC Grading: F. Please note with the current energy rating the property may not be on a tenancy basis

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

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