 Mount Quharrie



Mount Quharrie

Garth Row, Kendal, LA8 9AT

Sit on approximately one acre in the picturesque Garth Row, this historic, charming detached home offers a perfect blend of tradition and modern convenience. The property forms part of the attractive rural hamlet which is about three miles north of the market town of Kendal, just off the A6 Shap Road. Garth Row is surrounded by glorious countryside and is close to the beautiful valley of Longsleddale, which is within the Lake District National Park. The highly regarded primary school at Selside is nearby and the house is on the school bus route for both primary and secondary schools, and the historic market town of Kendal provides an excellent range of amenities.

Quick Overview

- Superb detached Lakeland family home
- Five bedroomed
- Traditional period features throughout
- Stylish kitchen
- Three reception rooms
- Beautiful gardens bordered by woodlands
- Fabulous semi rural position
- Peaceful & quiet setting with wonderful views
- Private driveway parking
- Ultrafast broadband





Welcome

Specifications

Living Room
5.87m x 4.38m

Sitting Room
5.58m x 3.61m

As you step inside a light and airy hallway, you're greeted by two inviting reception rooms, one featuring a cosy seating area in a bay window with a multi-fuel stove. The second reception room has a large bay window and open fire. Both reception rooms provide space for unwinding with friends and family after a long day. The ground floor also boasts a convenient cloakroom with a WC and vanity wash basin.



Culinary Delights

The dining room, with its traditional stone walls, provides delightful views over the garden, making it a perfect spot for family meals. The kitchen, with access to outside through a charming latch door, is well-equipped with base units and a range master classic electric cooker featuring a six-ring ceramic hob and extractor fan. A built-in fridge, SMEG dishwasher and built in wine fridge complement the space, while a breakfast bar with stools and a island with solid oak worktops add a touch of luxury. The kitchen floor is adorned with beautiful Jerusalem limestone.

Adjacent to the kitchen, the utility room houses the oil boiler and offers plumbing for a washer/dryer and fridge freezer, ensuring practicality and efficiency.

Specifications

Dining Room
5.58m x 3.90m

Kitchen
5.46m x 4.37m





Serene Views

Specifications

Bedroom One
4.97m x 3.07m

Bedroom Two
4.28m x 3.26m

Bedroom Three
3.92m x 2.97m

Bedroom Four
3.36m x 3.03m

Bedroom Five
3.65m x 2.59m

Upstairs, bedroom one enjoys woodland views and features an en-suite with a WC, wash basin, vanity unit, walk-in shower and heated towel rail. Bedroom two is a spacious double with built-in wardrobes, while another double bedroom also offers ample wardrobe and storage. A seating area on the landing provides serene views of the fields. Bedrooms four and five are also doubles located on this floor enjoying views of the surrounding gardens. The impressive house bathroom comprises a Laufen vanity wash basin, WC, walk-in shower, and a freestanding Clearwater roll-top bath.



A Haven for Wildlife

Outside, the property boasts ample driveway, parking bay and lawned garden areas surrounded by mature trees and shrubs. Wildlife enthusiasts will delight in the frequent visits from squirrels, owls, woodpeckers and deer! A patio seating area, greenhouse, two sheds, a log store and apple trees complete this idyllic countryside retreat.





Important Information

Tenure:
Freehold.

Services:
Mains water, mains electric, oil fired heating and private drainage which has been upgraded to meet current regulations. B4RN Broadband available.

Energy Performance Certificate:
The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band:
Westmorland and Furness Council Tax - Band F.

Viewings:
Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words:
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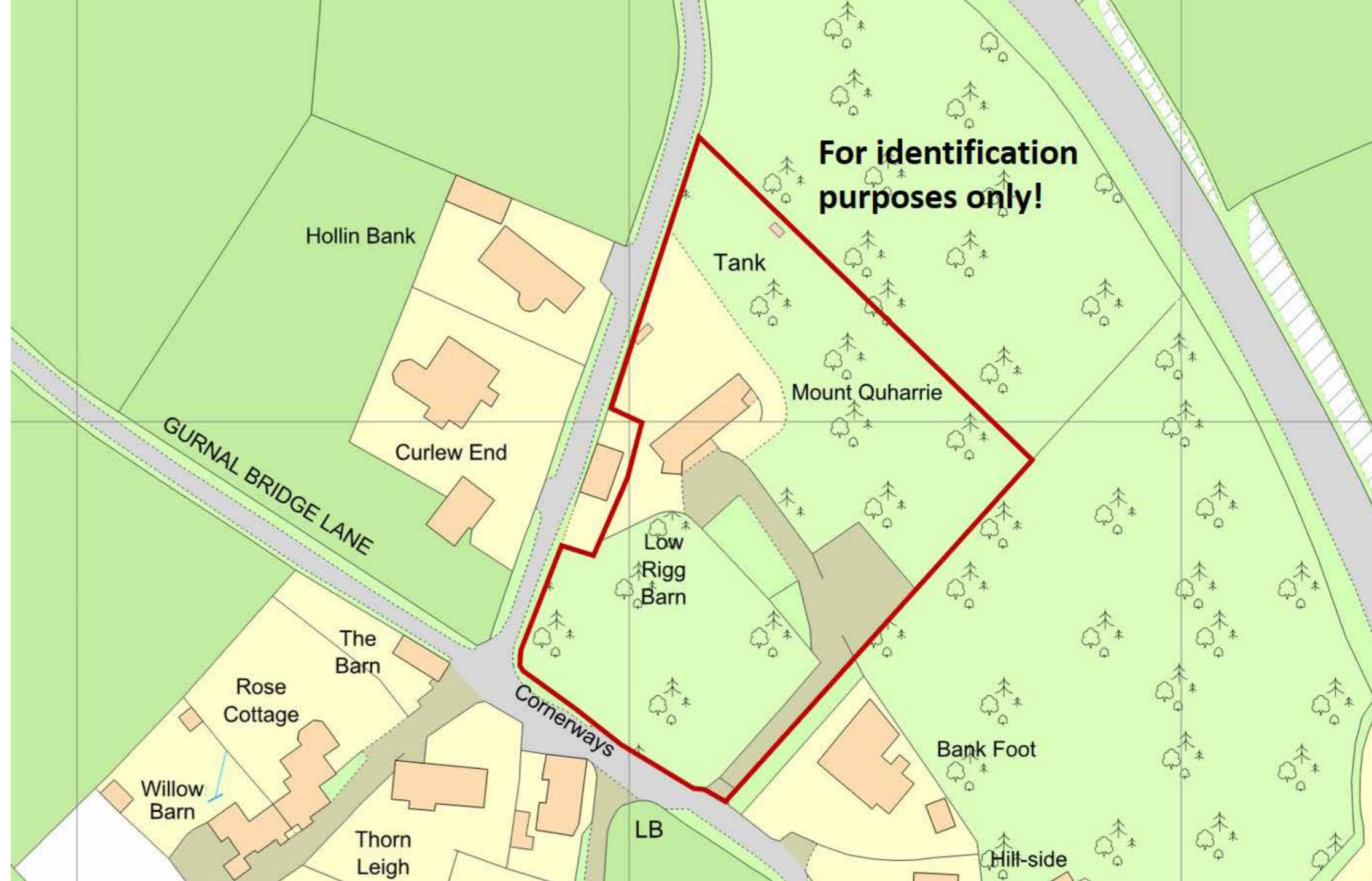
Directions:
From Kendal head north out of the town on the A6 Shap Road. After about three miles turn left into a country lane signposted to Garth Row. Follow the lane into Garth Row and the property is located on the right hand side.

Floorplan & Boundary

Mount Quharrie,
Garth Row, Kendal,
LA8

Approximate Area = 2470 sq ft /
229.4 sq m

For identification only - not to scale



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

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