



Lambrigg

£565,000

Pinethwaite, Lambrigg, Kendal, LA8 0DQ

Tucked away on the edge of the serene Lakeland countryside, Pinethwaite enjoys breathtaking views of the Howgills, and Winfell, Lakeland Fells. Just a few miles outside of Kendal and a short drive from Junction 38 of the M6, this peaceful rural detached bungalow offers the best of both worlds for the tranquillity of open countryside and the convenience of quick access to the motorway. Pinethwaite is situated about a mile from the charming hamlet of Grayrigg, making it an ideal location for those seeking seclusion without isolation.

Located to the side is a two-story annex, presenting a range of possibilities, from investment opportunities to housing for dependent relatives. The interior of the main house features a stunning family dining kitchen with bi-fold doors that open onto the garden. The home also includes a bright living room, a utility room, a modern bathroom, and four double bedrooms, two of which benefit from an ensuite shower and separate WC.

Quick Overview

- A true detached bungalow
- Self-contained annexe with garage
- Five double bedrooms
- Three bathrooms
- Spectacular family dining kitchen
- Living room with splendid views
- Utility room and modern bathroom
- Ample off-road parking
- Beautiful gardens and countryside views!
- B4RN Broadband Available



5



3



2



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B4RN



ENTER
MANUALLY

Property Reference: K6937



Living Room



Family Dining Kitchen



Bedroom One



Bedroom Two

Property Overview for The Main House & Gardens: Pinethwaite is conveniently located just about 4.5 miles from the outskirts of Kendal and around 3 miles from junction 37 of the M6 motorway. This makes Pinethwaite an excellent spot for those who enjoy the tranquility of the countryside but still need good access to major routes.

From Pinethwaite, you can easily explore both the Lake District and the Yorkshire Dales National Parks, which are renowned for their stunning landscapes and outdoor activities. Additionally, the proximity to Kendal provides a gateway to a vibrant town with amenities and cultural attractions. For those commuting or traveling further afield, Lancaster and Carlisle are also within a reasonable distance, making the area a great blend of rural charm and accessibility.

This stunning family home boasts a spacious and beautifully designed family dining kitchen that truly serves as the heart of the home. In the centre is a large island with a pale quartz worktops, complete with an inset Belfast sink, dishwasher, and a range of soft-closing storage cupboards, including numerous pan drawers for ample storage. Also fitted with a range of matching wall and base units and integrated appliances. The range cooker features an impressive eight-burner gas hob and griddle, a double oven, separate grill, and warming tray. A built-in larder cupboard and space for an American fridge freezer. The flooring is grey limestone with underfloor heating. Modern touches such as color-changing LEDs line sections of the floor, walls, and ceilings, while smart-controlled zone lighting allows you to tailor the ambiance in the kitchen and dining area. The dining space is designed for entertaining, with window seating that accommodates larger groups, making it perfect for family gatherings or hosting friends.

Adjoining the kitchen, the living room offers a cosy retreat with two picture windows framing beautiful views of the garden and the distant fells. A multi-fuel log burner adds warmth and character, positioned between the windows. From the living room, a door leads to the entrance hall, and beyond that, you'll find a double bedroom with built-in shelves, cupboards, and a charming slate-lined fireplace.

Heading down the inner hall, you'll discover two additional bedrooms. Bedroom one enjoys views of the side garden and features a built-in vanity sink with mirror, as well as an en-suite shower room with a cubicle shower and W.C.

Adjacent is a modern family bathroom, boasting a luxurious four-piece suite with a roll-top bath on claw feet, a double walk-in shower with a rainfall head, a pedestal wash hand basin, and W.C. The part-panelled walls give the bathroom a charming cottage feel with a contemporary twist.

Bedroom two, another spacious double room, overlooks the front and features a walk-in wardrobe.

Also at the end of the hall is the utility room is equipped with base units, worktops, an inset stainless steel sink, and plumbing for a washing machine and space for a tumble dryer. This room opens into a porch area, which provides access to the garden and bedroom four, another large double room with a triple aspect and a separate W.C.

Outside, the east-facing patio area, located near the kitchen, provides a sunny retreat with a summer house, perfect for outdoor relaxation. The substantial garden includes a large lawn surrounding a central flower island, mature trees, and shrubs. A side gate provides easy access to the lane on the west side of the property. There is also a garden shed for additional storage.

The property is accessed via a tarmacked driveway from the south, offering ample parking for several cars. Gates across the driveway provide a secure and enclosed space, ideal for families with children or



Living Room



Family Dining Kitchen



Bedroom Three



Bedroom 4



House Bathroom



Gardens

pets.

Property Overview for The Annexe: Currently operating as a successful holiday let under the name 'Pinethwaite Studios,' the annex offers versatile accommodation. On the ground floor, there is a modern dining kitchen equipped with base units, wooden worktops and an inset sink.

Adjacent you will find a contemporary shower room with a walk-in shower, pedestal wash basin and W.C.

Upstairs, a living area boasts beautiful views and adjacent to it is a spacious double bedroom, which also enjoys stunning views of the surrounding countryside. The annex provides endless possibilities for use, whether as a holiday let, additional living space or perfect for those with dependent relatives.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Porch

Inner Hall

Living Room

16' 4" x 12' 2" (5.00m x 3.73m)

Splendid Family Dining Kitchen

26' 2" x 18' 8" (8m x 5.69m)

Bedroom One

17' 3" x 11' 1" (5.26m x 3.40m)

En-Suite Shower Room

Bedroom Two

15' 7" x 13' 5" (4.75m x 4.11m)

Bedroom Three

15' 7" x 9' 3" (4.75m x 2.82m)

Utility Room

Bedroom Four

13' 8" x 11' 10" (4.17m x 3.61m)

The Annexe:

Dining Kitchen

12' 5" x 11' 1" (3.81m x 3.38m)

Shower Room

Living Room 1

8' 9" x 12' 7" (5.72m x 3.84m)

Bedroom Five

18' 9" x 12' 11" (5.72m x 3.94m)

Parking: The property is approached via a tarmacked driveway from the south, providing ample parking for multiple vehicles. Secure gates at the entrance create an enclosed and safe environment, making it ideal for families with children or pets. There is also a garage.

Garage

Services: The property benefits from a free water supply sourced from a nearby tarn, shared with six other households. There is no mains gas, with the hob powered by bottled gas, while the central heating is oil-fired, with the oil tank located at the front of the property near the gate.

Private septic tank.

Council Tax: Westmorland & Furness Council - F

Viewings: Strictly by appointment with Hackney & Leigh Kendal



Pinethwaite Studio Kitchen / Dining Room



Pinethwaite Studio Lounge



Pinethwaite Studio Bedroom



Pinethwaite Studios Shower Room



Pinethwaite Studios Garden

Office.

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

What3Words Location & Directions: [///salary.removable.jingles](https://www.what3words.com/salary.removable.jingles)

From Kendal, head out of town on the A685 Appleby Road towards Tebay and junction 38 of the M6 motorway. After approximately 3 miles, turn right just after a bridge over a railway, following the sign for Docker. Continue along the lane and take the first left. Then, take the third left into a lane (across from a bench), and Pinethwaite will be the first property on the right-hand side.

Agents Notes: Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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Pinethwaite Annexe, Lambrigg, Kendal, LA8

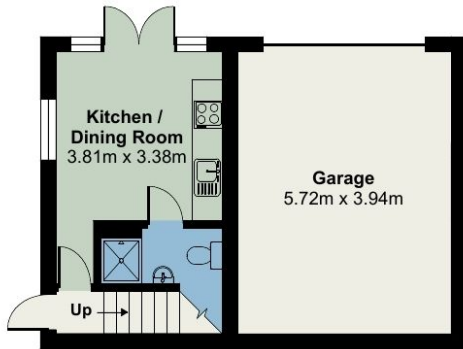
Approximate Area = 1827 sq ft / 169.7 sq m

Annex = 696 sq ft / 64.6 sq m

Garage = 247 sq ft / 22.9 sq m

Total = 2770 sq ft / 257.3 sq m

For identification only - Not to scale



ANNEX GROUND FLOOR



ANNEX FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1184019

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