



Kendal

£595,000

2 Mire Head Barn , Grayrigg, Kendal, Cumbria , LA8 9EU

2 Mire Head Barn is a short distance from Grayrigg village, with its reputable primary school closeby, you can drive and be in the market town of Kendal in 15 minutes with secondary schools, shops, supermarkets, restaurants and cafes. This impressive country residence is one that you will admire. An early appointment to view is recommended.

This spacious and versatile semi-detached property is arranged over three floors and offers generous adaptable living accommodation throughout.

Quick Overview

- Traditional semi-detached home
- Six double bedrooms
- Two dual aspect reception rooms
- Serene gardens and orchard
- UPVC Double Glazed throughout
- Splendid open farm lifestyle views
- Good access to the Lake District & Yorkshire Dales National Parks
- No upward chain
- Ample driveway parking and garage
- Ultrafast Broadband Available*



6



2



2



D



Ultrafast
Broadband



Garage &
Driveway
Parking

Property Reference: K7119



Store/Office



Utility



Snug/Bedroom 5



Bedroom 6

Upon entering the semi ground floor, you'll find two double bedrooms, ideal for guests or as additional family rooms. A useful utility area includes a base unit with a sink and provides access to the rear garden also storing the oil fired boiler. On this level, is a versatile store/hobby room, perfect for crafts or additional storage, as well as a convenient understairs storage space.

Heading up to the first floor, the dual-aspect 'L' shaped living room is a real highlight, featuring a charming exposed brick wall fireplace set on a slate hearth. The breakfast kitchen offers ample room for informal dining with a range of wall and base units with integrated appliances of a sink with hose tap, fridge, Neff four ring hob, Indesit oven and grill and extractor fan. Opening into a separate formal dining room, creating an ideal space for entertaining family and friends.

On the upper floor, the landing is lit naturally by a Velux window, bringing light into the heart of the home. Here, you'll find four further double bedrooms, one of which benefits from its own en suite bathroom comprising a bath with shower over, WC and wash basin. A well-appointed house bathroom comprises a bath with shower over, WC and wash basin serves the remaining bedrooms. All bedrooms having spectacular views of the gardens and the open countryside surrounding.

Externally, the property is wrapped by gardens to three sides. A detached garage and driveway provide ample off-road parking. The front garden is attractively landscaped with a lawned area and path leading to the front door. The rear garden has a patio seating area and tiered lawned areas. The main feature is the sizeable, detached orchard with mature lawns, trees and shrubs opposite.

Don't miss the opportunity to come and make this home your own with countryside views from every window this is ready for your personal touch!

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Bedroom Five 16' 6" x 10' 7" (5.03m x 3.24m)

Bedroom Six 9' 6" x 8' 11" (2.92m x 2.72m)

Cloakroom



Living Room



Breakfast Kitchen



Dining Room



Bedroom One



Bedroom Two



Bedroom Three

Utility 11' 2" x 10' 9" (3.42m x 3.29m)

Office/Store 10' 1" x 8' 6" (3.08m x 2.60m)

First Floor:

Living Room 27' 4" x 17' 2" (8.34m x 5.24m)

Breakfast Kitchen 15' 4" x 10' 5" (4.69m x 3.18m)

Dining Room 11' 5" x 10' 4" (3.50m x 3.17m)

Second Floor:

Bedroom One 13' 9" x 10' 6" (4.20m x 3.21m)

En-suite

Bedroom Two 13' 11" x 10' 10" (4.25m x 3.32m)

Bedroom Three 10' 5" x 9' 8" (3.20m x 2.96m)

Bedroom Four 10' 5" x 9' 6" (3.20m x 2.92m)

House Bathroom

Garage 25' 1" x 23' 3" (7.65m x 7.09m)

Property Information:

Tenure: Freehold.

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

Services: Oil central heating, private drainage, private water and mains electricity.

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. We can recommend several local firms who may be able to assist.

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

What3Words & Directions [///prune.flickers.branded](http://prune.flickers.branded)

Leave the village of Grayrigg heading towards Tebay. Proceed along the A685 for approximately 3/4 mile, taking a right turn signposted Lambrigg. Proceed along the lane until reaching a small development of properties on the right. Take the right turn and proceed down the lane for approximately 1/2 mile taking a sharp right signposted Mire Head after the farm on the right. Upon approaching Mire Head Farm keep to the left and No 2 is to be found at the



Bedroom Four



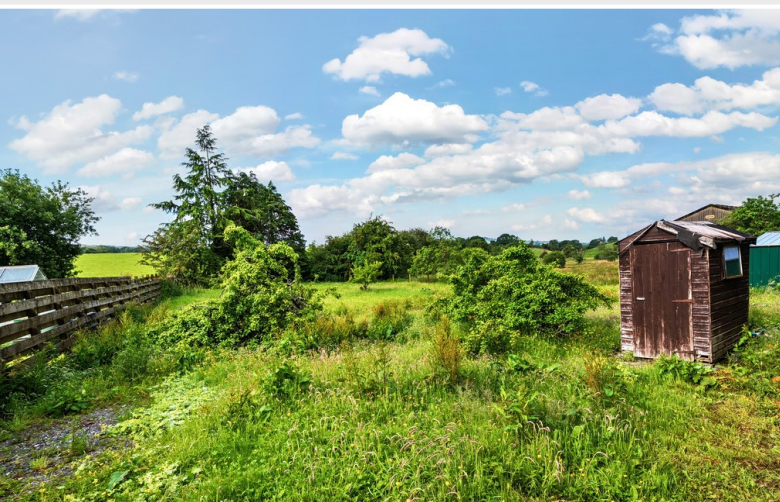
Rear garden



View



Front garden



Orchard

end of the drive on the right.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: 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

Keira Evans

Branch Manager & Valuer
Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Claudia Cutolo

Sales Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Holly Strickland

Sales Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager
Tel: 01539 792035
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Mire Head Barn, Grayrigg, Kendal, LA8

Approximate Area = 2225 sq ft / 206.7 sq m

Garage = 584 sq ft / 54.2 sq m

Total = 2809 sq ft / 260.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1309537

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/06/2025.

Request a Viewing Online or Call 01539 729711