



5 Tullythwaite Garth, Underbarrow  
Asking Price £375,000

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Thomson Hayton Winkley



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A deceptively spacious barn conversion with views of Scout Scar located in the hamlet of Underbarrow within the Lake District National Park. The accommodation, which requires updating cosmetically, offers three bedrooms, two reception rooms, kitchen and bathroom and parking.







## 5 TULLYTHWAITE GARTH

A well proportioned end terrace barn conversion with countryside with views towards Scout Scar located within the desirable hamlet of Underbarrow in the Lake District National Park. Situated within a small development of similar properties just a short stroll from the well renowned Black Labrador public house and Restaurant and a 30 minute walk to the Wheatsheaf at Brigsteer. Underbarrow is situated 3 miles west of the market town of Kendal and offers easy access to the rest of the Lake District National Park, both junctions 36 and 37 of the M6 and the mainline railway station at Oxenholme with fast trains to London and other major cities.

The deceptively spacious accommodation, which would now benefit from being cosmetic works of modernisation, briefly comprises sitting room, kitchen, dining room and double bedroom on the ground floor and a landing with mezzanine, two further double bedrooms and a bathroom on the first floor. The property benefits from retaining many period features and has double glazing and electric heating.

Outside offers ample parking and patio seating area.

5 Tullythwaite Garth has no occupancy restrictions and is offered for sale with no upper chain.

## GROUND FLOOR

### SITTING ROOM

19' 0" max x 16' 2" max (5.80m x 4.94m)

Double glazed door, two double glazed windows, double glazed Velux window, three electric radiators, exposed stone feature wall with fireplace suitable for decorative electric stove, exposed beams.

### KITCHEN

10' 7" x 6' 3" (3.23m x 1.93m)

Double glazed window, base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge with freezer box, plumbing for washing machine, exposed beams, tiled splashbacks.

### DINING ROOM

13' 3" x 7' 1" (4.06m x 2.16m)

Double glazed window, electric radiator, built in cupboard housing hot water cylinder, exposed beams, fitted coathooks.

### BEDROOM

12' 7" x 10' 9" (3.86m x 3.30m)

Double glazed window, electric storage heater, exposed beams, feature stone work.





## FIRST FLOOR

### LANDING

13' 3" max x 7' 4" max (4.04m x 2.24m)

Double glazed Velux window, electric storage heater, exposed beams, feature stone work.

### MEZZANINE

7' 5" x 3' 8" (2.27m x 1.13m)

Lighting, exposed beams.

## BEDROOM

10' 1" x 10' 0" (3.09m x 3.07m)

Double glazed window, electric pane heater, exposed beams.

## BEDROOM

11' 9" x 9' 11" (3.59m x 3.03m)

Double glazed window, electric panel heater, exposed beams.

## BATHROOM

7' 1" max x 6' 7" max (2.17m x 2.03m)

Double glazed Velux window, electric storage heater, wall mounted electric heater, three piece suite comprises W.C., wash hand basin and bath, extractor fan, wall light, fitted mirror, wall light with shaver point, partial tiling to walls.

## OUTSIDE

There is a patio at the front of the property and ample off road parking.

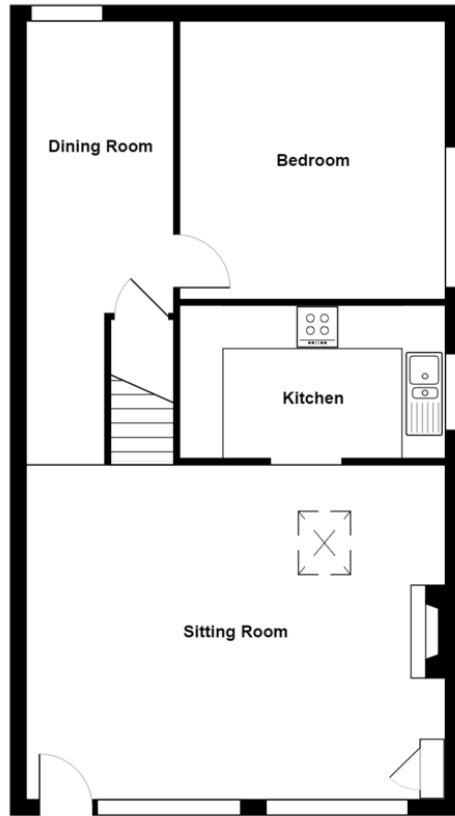
## SERVICES

Mains electricity, mains water, non mains drainage.

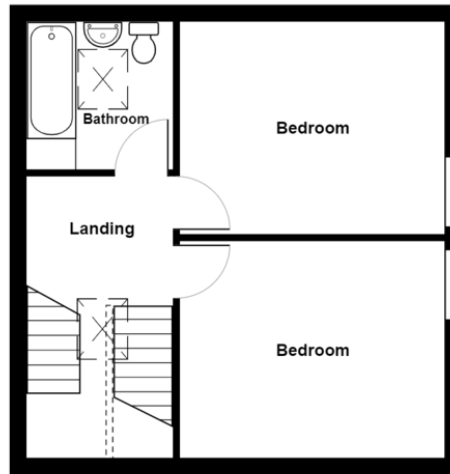
## COUNCIL TAX BANDING

Currently band D as per the Valuation Office website.

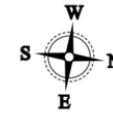
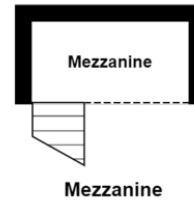




**Ground Floor**



**First Floor**



5 Tullythwaite Garth, Underbarrow

Total Area: 105.1 m<sup>2</sup> ... 1131 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

### DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane and Beast Banks passing the Riflemans Arms public house and continue on to Underbarrow Road. After approximately 2.5 miles, at the hairpin bend, take the left turning in to Thorns Lane signposted Greenriggs. Continue along Thorns Lane to find Tullythwaite Garth being the second entrance on the right.

### WHAT3WORDS:

stiffly.sudden.wheat

### Important Notice

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