



 Pondsides Farm





# Pondside Farm

Garth Row, Kendal, LA8 9AT

Pondside is a charming and rustic detached property brimming with original features, set in the picturesque hamlet of Garth Row, near Kendal. While the property requires updating, it offers tremendous potential to become a fabulous family home. The house is set within approximately 2.8 acres of land, featuring two attached barns and four outbuildings/stables, all nestled in an idyllic countryside setting just a short drive from the bustling market town of Kendal and its amenities.

## Quick Overview

- Detached farm house
- Huge scope to improve
- Outbuilding/stables and barns
- Approx. 2.8 acres of land
- Beautiful countryside views
- Peaceful and quiet setting
- Charming original features
- No upward chain!
- Viewing is highly recommended!
- Ultrafast B4RN broadband available







# Welcome

The accommodation on the ground floor begins with an entrance porch, a welcoming space equipped with a tap and a low-level wash station, ideal for cleaning wellingtons after a countryside walk.







## Inviting Living Spaces

A door leads into the cosy living room, which boasts two large windows that flood the space with natural light, offering beautiful views of the garden and surrounding countryside. This room features an open fireplace with exposed brick on a stone hearth, an exposed brick wall, exposed beams, and a tiled floor, creating a warm and inviting ambiance.

### Specifications

**Living Room**  
21' 8" x 12' 10"  
(6.61m x 3.93m)



# Dining and Cooking

From the hallway, there is access to the staircase leading to the first floor, the dining area, and the utility/coal store. The utility/coal store retains original features, including a slate worktop, an inset butler sink, wall units and a window. With an additional door leading to a cloakroom fitted with a WC and sink.

The dining area continues the characterful theme with exposed brick walls, a tiled floor, and exposed beams. A door from the dining area opens to the outside, while a step leads up to the kitchen. The kitchen is fitted with a range of wall and base units, work surfaces, and an inset sink and drainer. There is space for a freestanding Range cooker and a fridge/freezer. A window, part-tiled walls and a tiled floor complete the space.

## Specifications

### Utility / Coal Store

8' 5" x 7' 3" (2.58m x 2.23m)

### Dining Room

14' 1" x 8' 10" (4.30m x 2.70m)

### Kitchen

8' 10" x 8' 10" (2.70m x 2.70m)







# Upstairs

## Specifications

### Bedroom One

13' 4" x 11' 5" (4.07m x 3.50m)

### Bedroom Two

13' 7" x 10' 2" (4.15m x 3.10m)

### Bedroom Three

13' 8" x 8' 7" (4.19m x 2.64m)

The first floor of the property offers three bedrooms, an ensuite bathroom, and a shower room.

Bedroom one is a double room with a window that frames the countryside views. It includes exposed beams and built-in wardrobes.

Bedroom two is another double bedroom that features an ensuite bathroom with a four-piece suite comprising a panel bath, separate shower cubicle, WC, and sink. The room also houses an airing cupboard containing a Vaillant gas boiler, with plumbing for a washing machine. It is finished with part-tiled walls, a tiled floor, and a window.

Bedroom three, currently used as a home office or study, is another good-sized room that enjoys beautiful views of the surrounding countryside.

The shower room includes a large walk-in shower cubicle, WC, and wash hand basin, along with a tiled floor, part-tiled walls, a window and a useful storage cupboard.





# Outdoor Living

Outside, Ponside is set within approximately 2.8 acres of land and offers an array of possibilities with two attached barns and a courtyard featuring outbuildings and stables, all ripe for renovation or upgrading. The expansive garden and sitting area provide the perfect backdrop for enjoying the tranquil countryside setting, offering endless opportunities for outdoor living and entertaining.

With its idyllic location, charming features and immense potential, Ponside is a rare find waiting to be transformed into a fabulous family home. Viewing is essential to truly appreciate the possibilities this enchanting property has to offer. Don't miss the chance to make Ponside your own countryside retreat.





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## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Kendal office:**

Call us on 01539 729711

100 Stricklandgate, Kendal, Cumbria, LA9 4PU

[kendalsales@hackney-leigh.co.uk](mailto:kendalsales@hackney-leigh.co.uk)

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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