





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, Pondside 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, Pondside 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 Pondside your own countryside retreat.







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

Ground Floor

Parking: Off road parking

Tenure: Freehold.

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

Services:

our offices.

Viewings:

What3Words: ///playback.shuffle.spit

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 after approximately 0.5 miles, take the left-hand turn. Continue up the lane towards the wooden gate, where Pondside is located just beyond it.

Agent Note: Please note that a public footpath runs through the courtyard and extends to the rear Crown Copyright 2024 Ordnance Survey ref. 01199099. All permits to view and particulars are issued field, as indicated on the OS map by a dotted line. 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.

This plan is for ayout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate, Wristleveny care is taken in proparation of the plan, please check all camensions, shapes and composits beaming before making

any decision relate upon them. Rd Plan produced uping Planup

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Important Information

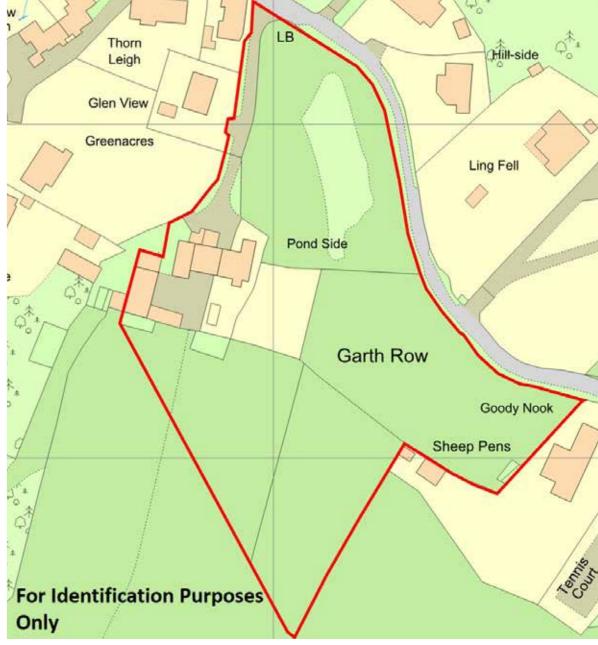
Private septic tank drainage, LPG heating, mains water and mains electricity.

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.

Energy Performance Certificate:

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

Strictly by appointment with Hackney & Leigh Kendal Office.



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

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