



# 4 Dove Cottages, Sizergh

Asking Price £170,000

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**Thomson Hayton Winkley**



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## ACCOMMODATION

A charming, Grade II listed attached cottage pleasantly located within a small development of similar properties in the hamlet of Sizergh offering fabulous countryside views and walks from the doorstep. The cottage is just a short stroll to the historic Sizergh Castle and Levens Hall, the Strickland Arms Country Inn and Restaurant and also the well renowned Low Sizergh Barn farm shop and tea rooms. The property offers easy access to the market town of Kendal, both the Lake District and Yorkshire Dales National Parks and Junction 36 of the M6.

The accommodation, which boasts countryside views from the first floor and the bedroom, offers an open plan breakfast kitchen with dining and living space on the first floor and a double bedroom with en suite bathroom on the ground floor. The cottage benefits from double glazing and gas central heating.

There is an allocated parking space within the grounds.

## GROUND FLOOR

**ENTRANCE HALL** 8' 1" max x 4' 0" max (2.47m x 1.23m)  
Double glazed door, double glazed window, radiator, tiled flooring.

**BEDROOM** 17' 0" max x 9' 2" max (5.20m x 2.81m)  
Double glazed window, radiator.

**EN SUITE** 8' 0" max x 5' 7" max (2.46m x 1.71m) Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and bath with tiled splashback and thermostatic shower over, extractor fan, fitted wall unit, tiled flooring.

## FIRST FLOOR

**KITCHEN, DINING AND LIVING SPACE** 22' 3" max x 18' 11" max (6.79m x 5.77m) Two double glazed windows, double glazed Velux window, two radiators, modern wall mounted electric fire, good range of base and wall units with solid wood worktops, stainless steel sink, built in oven, gas hob with extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, space for tumble dryer, breakfast bar, cupboard housing gas combination boiler, tiled splashbacks.

**OUTSIDE** There is a fitted bench next to the entrance door. There is an allocated parking space within the grounds.

**SERVICES** Mains electricity, mains gas, mains water, non mains drainage.

**COUNCIL TAX BANDING** Currently Band B as per the Valuation Office website.

## LEASEHOLD INFORMATION

**LEASE LENGTH** 999 years from 2010

**GROUND RENT** No Ground Rent

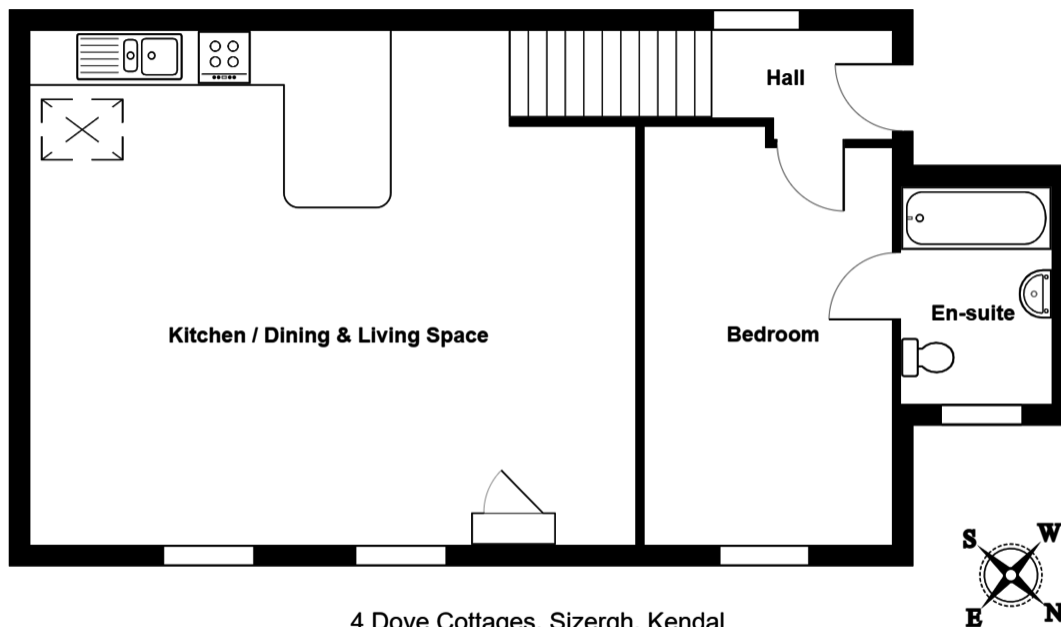
**SERVICE CHARGE** £200 per annum

**DIRECTIONS** From Kendal take the A591 South in the direction of Sizergh and at Brettagh Holt roundabout take the 3rd exit on to the A590 in the direction of Grange over Sands. Take the second right turn on the dual carriageway. Proceed to drive up the hill and take the first right turn. Continue to find a Dove Cottages located on the right with number 4 being the end property.

**WHAT3WORDS** coasters.jumbo.about

**IMPORTANT NOTICE** Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the





4 Dove Cottages, Sizergh, Kendal

Total Area: 60.6 m<sup>2</sup> ... 653 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	77   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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