HACKNEY & LEIGH

Brigsteer

£480,000

Underscar, Brigsteer, Kendal, Cumbria, LA8 8AN

Nestled in the heart of the picturesque village of Brigsteer, Underscar is a charming three-bedroom detached bungalow occupying a generous plot with wraparound gardens, off-road parking and integral garage. Brigsteer is a highly desirable Lakeland village, in The Lake District National Park, renowned for its strong sense of community, village hall and popular country pub, whilst enjoying excellent access to both Kendal and the M6. Surrounded by beautiful countryside and scenic walking routes, the location perfectly balances peaceful village living with convenience.

Quick Overview

- Detached three bedroom bungalow
- Positioned within Lake District National Park
- Generous wraparound gardens
- Triple aspect living areas
- Versatile layout throughout
- Excellent opportunity for personalisation
- Solar Panels
- Easy access to Kendal and the Lake District
- Ultrafast broadband available
- Integral garage and driveway parking

Property Reference: K7302

3 | 2 | 2 | TBC | *Ultrafast Broadband Available* | *Garage & Driveway Parking*

Entrance Hall

Living Room

Dining Area

Kitchen

Lovingly owned by the current owner for almost 40 years, the property presents an exciting opportunity for a new family or purchaser to modernise and personalise a well-maintained home in a truly idyllic setting.

Upon entering the property, you are welcomed into a spacious central hallway. To the right, the generous living room enjoys a wonderful triple aspect, allowing natural light to flood the space, whilst a cosy open fireplace creates an inviting focal point. Characterful features have been thoughtfully retained, including the attractive 1930s panelled ceiling, adding warmth and charm to the room.

Flowing seamlessly from the living room, the dining area has been cleverly opened up to create a sociable and versatile space, ideal for entertaining family and friends.

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units incorporating worktop space with breakfast bar seating, an inset sink with double drainer, space for a freestanding cooker and fridge freezer, whilst also housing the boiler. A useful utility room sits just off the kitchen, providing plumbing and space for a washing machine and dryer together with shelving for additional storage. Within the utility, a linen cupboard houses the hot water cylinder. A door from the kitchen provides direct access out to the garden.

The house bathroom is well-appointed and comprises a panelled bath, WC and pedestal wash hand basin.

A corridor leads to the bedroom accommodation positioned along the left-hand side of the property, where there are three double bedrooms and separate shower room.

Bedroom One is a particularly spacious double room enjoying a triple aspect outlook and is currently utilised as a music room. Bedroom Two is another generous double bedroom positioned at the rear of the property, whilst Bedroom Three is situated to the front and again offers double proportions.

The separate shower room is fitted with a standalone shower cubicle, WC and wash hand basin.

In addition, an intelligently designed open plan area has been created within the home, offering a versatile and practical space perfectly suited for home working, studying or creative hobbies, whilst making excellent use of the property's generous footprint. This area could also offer potential to be converted into a fourth bedroom, subject to the necessary planning permissions and any required consents.

Externally, the property boasts beautifully established wraparound gardens bordered by traditional Lakeland stone walls. The generous lawned garden is complemented by mature plants, shrubs and trees, creating a wonderful sense of privacy and tranquillity. A charming rockery sits at the bottom of the garden, whilst a historic well has been carefully maintained and sympathetically landscaped with Lakeland stone and flagging, providing a delightful focal feature.

The integral garage benefits from power and lighting, offering useful storage and sheltered parking for vehicles and outdoor equipment.

Kitchen

Kitchen

Kitchen

Utility Room

House Bathroom

Bedroom One

The property also benefits from an undercroft running beneath the right-hand side of the bungalow, providing further storage potential.

Underscar presents a rare opportunity to acquire a much-loved home in one of the area's most sought-after villages, offering exceptional scope for updating and personalisation to suit a new owner's tastes and requirements.

Combining generous living accommodation, characterful features and a well established garden, Underscar offers a rare opportunity to acquire a much-loved home in the heart of one of the area's most desirable villages. This charming bungalow presents the perfect canvas for a new owner to create a truly special long-term home whilst enjoying the peace and beauty of Lakeland village life.

Accommodation with approximate dimensions

Entrance Hall

Living Room: 14' 1" x 11' 11" (4.31m x 3.64m)

Kitchen: 10' 2" x 11' 10" (3.11m x 3.62m)

Utility Room: 5' 10" x 7' 9" (1.79m x 2.37m)

Open plan dining space: 12' 5" x 12' 1" (3.79m x 3.70m)

House Bathroom

Shower Room

Bedroom One: 15' 1" x 11' 8" (4.60m x 3.58m)

Bedroom Two: 12' 2" x 12' 1" (3.71m x 3.69m)

Bedroom Three: 9' 7" x 12' 1" (2.93m x 3.70m)

Open Plan Home Office: 2' 10" x 6' 11" (0.88m x 2.11m)

Garage: 16' 11" x 10' 1" (5.17m x 3.08m)

Property Information

Parking Garage & Driveway Parking

Tenure: Freehold

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

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

Council Tax: Westmorland and Furness council tax band: D

Viewings: Strictly by appointment with Hackney & Leigh.

Request a Viewing Online or Call 01539 729711

Bedroom Two

Bedroom Three

Office Area

Garden

Garden

What3Words & Directions: ///cooked.outlined.official
Brigsteer is a small village nestling on the easterly side of the Lyth Valley and can be found from the market town of Kendal by taking the Brigsteer Road out of town and proceeding by way of Scout Scar. Drop down into the village and take the first turning left by the Wheatsheaf Inn. Underscar in situated on the left hand side, opposite the junction for Crow Wood.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

Agents note: 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.

Meet the Team

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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

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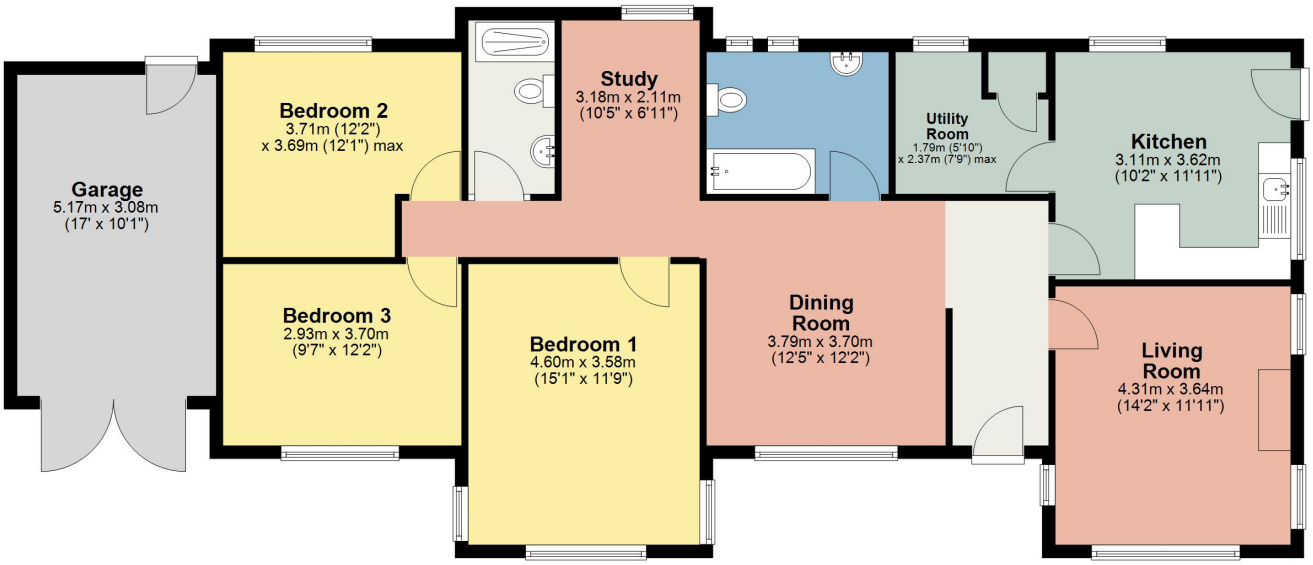
Ground Floor

Approx. 130.4 sq. metres (1403.5 sq. feet)



Total area: approx. 130.4 sq. metres (1403.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Underscar, Brigsteer, Kendal

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