



Dove Barn, Ayside  
£500,000



## Dove Barn

### Ayside

A charming semi-detached property located in a stunning countryside area not far from both Grange-over-Sands and the market town of Kendal. This property has easy access to all local areas, amenities, Lake District National Park and the M6 Motorway.

Nestled in a beautiful area with far reaching views of the local countryside, this charming semi-detached property offers a perfect blend of countryside living and modern convenience. Upon arriving at the property you will find the stunning landscaped garden, complete with a well-maintained lawn bordered by a variety of plants, rockery features, and well-established hedges. A paved patio seating area offers a perfect spot to enjoy the sunshine and take in the views of the surrounding countryside. Entering into the property you will find an inviting entrance hall equipped with a cloakroom which comprises a W.C., and wash hand basin. Carry on through to find the light and airy open plan living area perfect for entertaining guests or relaxing with the family which has a multi fuel stove, a well appointed kitchen. The Mezzanine can be accessed from the rear of the living area which has been turned into a lovely snug area where you can come and relax in.

Downstairs on the lower ground floor you will find two double bedrooms with one having an en-suite which comprises a W.C., wash hand basin and shower cubicle, a utility room perfect for all your washing needs and a family bathroom which comprises a W.C., wash hand basin, bath and a fully tiled shower cubicle. Up on the first floor there are two more double bedrooms with one being used as a study currently. This property benefits from double glazing, and oil central heating for maximum comfort throughout the seasons. Outside, the property continues to impress with its thoughtfully designed outdoor space. To the rear, an enclosed paved back yard provides a private oasis with room for garden furniture and potted plants, ideal for summer barbeques or a quiet morning coffee. A shed offers additional storage options for outdoor equipment or tools. To the side of the property, you will find ample wood storage for the wood burner, ensuring warmth and cosiness during the colder months.

- Charming semi-detached property
- Utility room
- Light and airy open plan living area
- Double glazing and oil central heating
- Four double bedrooms
- Delightful gardens to the front and rear
- Countryside views
- Easy access to local amenities
- Family bathroom, en-suite and cloakroom
- Driveway parking

#### **EPC RATING D**

#### **SERVICES**

Mains electric, oil central heating, mains water, septic tank shared with neighbour

#### **COUNCIL TAX: BAND E**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

Follow the A591 from Kendal and then onto the A590, carry on following the road and take the second exit onto the Lindale bypass. Keep following the bypass as it merges into the High and Low Newton bypass and take the second exit onto Oak Bank Lane. Follow the road and take a right onto Pease Close Lane and take the next right to find Dove Barn located round to the right.

**WHAT3WORDS:** flannel.green.hikes





## LOWER GROUND FLOOR

### UTILITY ROOM

9' 1" x 8' 7" (2.76m x 2.62m)

### INNER HALLWAY

8' 11" x 7' 9" (2.73m x 2.35m)

### BEDROOM

13' 11" x 10' 2" (4.25m x 3.10m)

### EN-SUITE

8' 10" x 3' 11" (2.69m x 1.19m)

### BEDROOM

11' 10" x 10' 4" (3.61m x 3.14m)

### BATHROOM

8' 10" x 5' 11" (2.69m x 1.81m)

## GROUND FLOOR

### ENTRANCE HALL

20' 3" x 4' 8" (6.17m x 1.42m)

### OPEN PLAN LIVING AREA

27' 11" x 19' 9" (8.50m x 6.01m)

### CLOAKROOM

8' 9" x 3' 10" (2.67m x 1.16m)

## FIRST FLOOR

### LANDING

7' 6" x 2' 9" (2.28m x 0.83m)

### MEZZANINE SNUG

18' 8" x 10' 2" (5.68m x 3.10m)

### BEDROOM

10' 6" x 9' 0" (3.20m x 2.74m)

### BEDROOM/STUDY

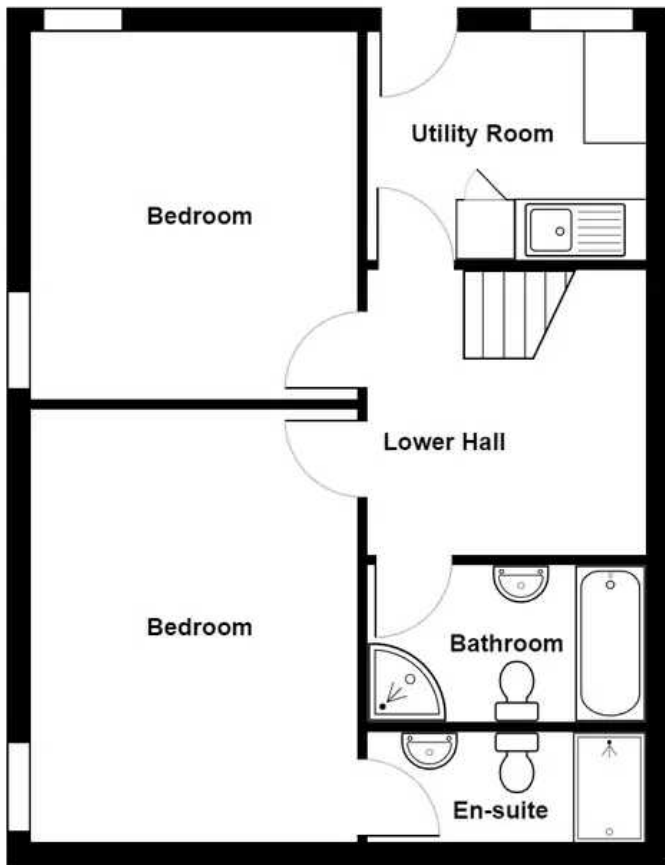
9' 0" x 8' 1" (2.75m x 2.46m)



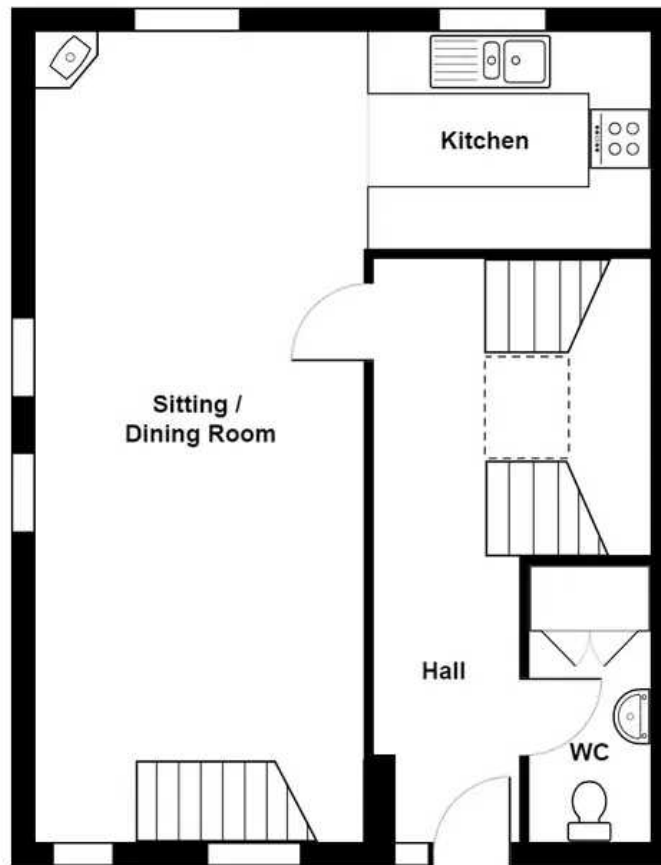




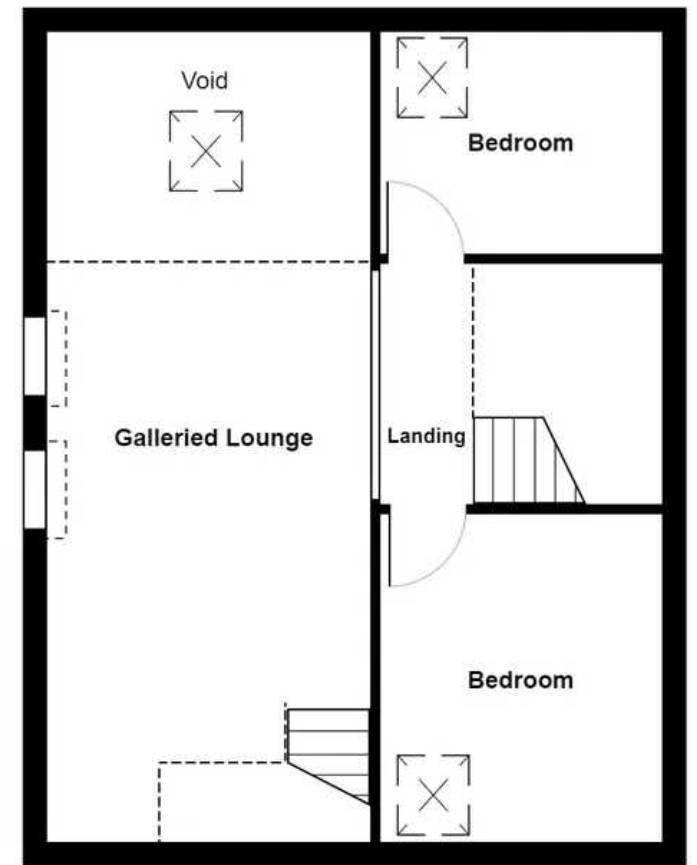




**Lower Ground Floor**



**Ground Floor**



**First Floor**

Dove Barn, Ayside, Grange-Over-Sands

Total Area: 144.5 m<sup>2</sup> ... 1555 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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