



Strathmore, Grayrigg
£590,000



Strathmore

Grayrigg

A family detached residence located within the popular village of Grayrigg where the primary school and church are just a short walk from the property. Convenient for the amenities on offer in the market town of Kendal and within easy reach of the M6. Pleasantly situated between the Lake District and Yorkshire Dales National Parks.

Nestled in a tranquil village setting, this delightful 4-bedroom detached house presents itself as the perfect family home. The property boasts two generous reception rooms, including a cosy sitting room and an elegant dining room, offering ample space for both entertaining and relaxation. The well-appointed kitchen with dining space seamlessly flows into the utility area, providing convenience and functionality. Additional features include utility areas and a potential games room, catering to various family needs. Downstairs on the ground floor, two double bedrooms await, with the study offering the flexibility to be converted into an additional bedroom if desired. The property further benefits from a family bathroom, an en-suite bathroom, and a separate toilet, ensuring practicality and comfort for the whole family.

Perfect for enjoying the outdoor lifestyle, this property's outside space encapsulates the essence of a peaceful sanctuary. The gardens are a haven of tranquillity, offering a picturesque setting to unwind and entertain. The manicured lawns, colourful flower beds, and majestic trees create a soothing ambience, while the delightful pond adds a touch of charm. Privacy is ensured by the established hedges that enclose the garden, creating a secluded oasis. A patio seating area at the rear of the property provides a welcoming space for outdoor gatherings, where family and friends can gather and enjoy the beauty of the surroundings and take in the far reaching views.

- Delightful detached family home
- Located in a quiet village location
- Two reception rooms with a sitting room and dining room
- Utility areas and a potential games room
- Kitchen with dining space which leads through to the utility area
- Well kept gardens surround the property
- Four double bedrooms with a study being a potential bedroom as well
- Easy access to the local town of Kendal
- A family bathroom, en-suite bathroom and a separate toilet
- Garage parking and driveway parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX: BAND G

TENURE: FREEHOLD

DIRECTIONS

From Kendal, follow the signs for Appleby and the A685. On leaving the outskirts of Kendal, passing the superstore complex, continue in a north easterly direction towards Grayrigg village. Carry on through the village to find Strathmore located on the right.

WHAT3WORDS: dads.blanking.shall





GROUND FLOOR

ENTRANCE HALL

8' 1" x 6' 3" (2.46m x 1.90m)

INNER HALLWAY

14' 4" x 8' 2" (4.38m x 2.50m)

BEDROOM

13' 1" x 11' 9" (3.99m x 3.57m)

BEDROOM

10' 3" x 10' 2" (3.13m x 3.09m)

STUDY

12' 2" x 7' 10" (3.72m x 2.39m)

BATHROOM

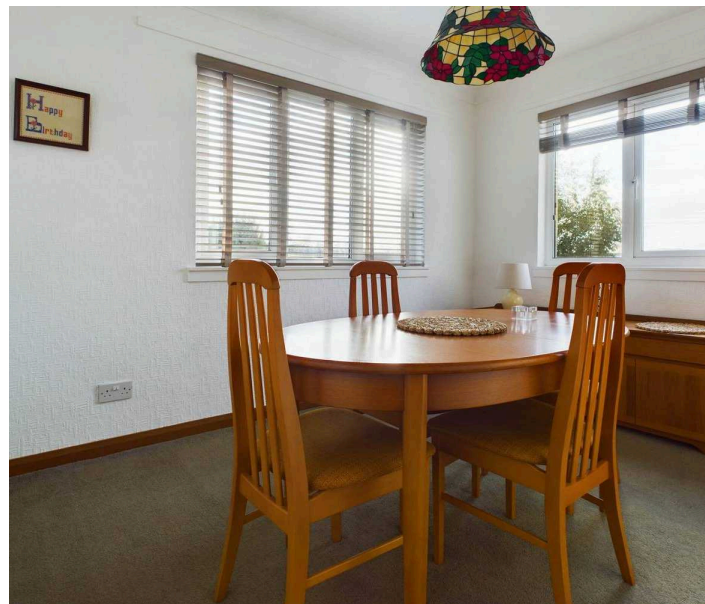
8' 10" x 6' 7" (2.68m x 2.01m)

AIRING CUPBOARD

9' 8" x 4' 7" (2.94m x 1.39m)

UTILITYSPACE/GAMES ROOM

14' 11" x 9' 8" (4.56m x 2.94m)



FIRST FLOOR

LANDING

26' 11" x 14' 4" (8.20m x 4.38m)

SITTING ROOM

19' 8" x 14' 8" (6.00m x 4.48m)

KITCHEN

13' 7" x 9' 7" (4.13m x 2.93m)

UTILITY AREA

7' 9" x 7' 6" (2.35m x 2.29m)

DINING ROOM

11' 10" x 9' 8" (3.61m x 2.94m)

BEDROOM

13' 8" x 11' 6" (4.17m x 3.50m)

EN-SUITE

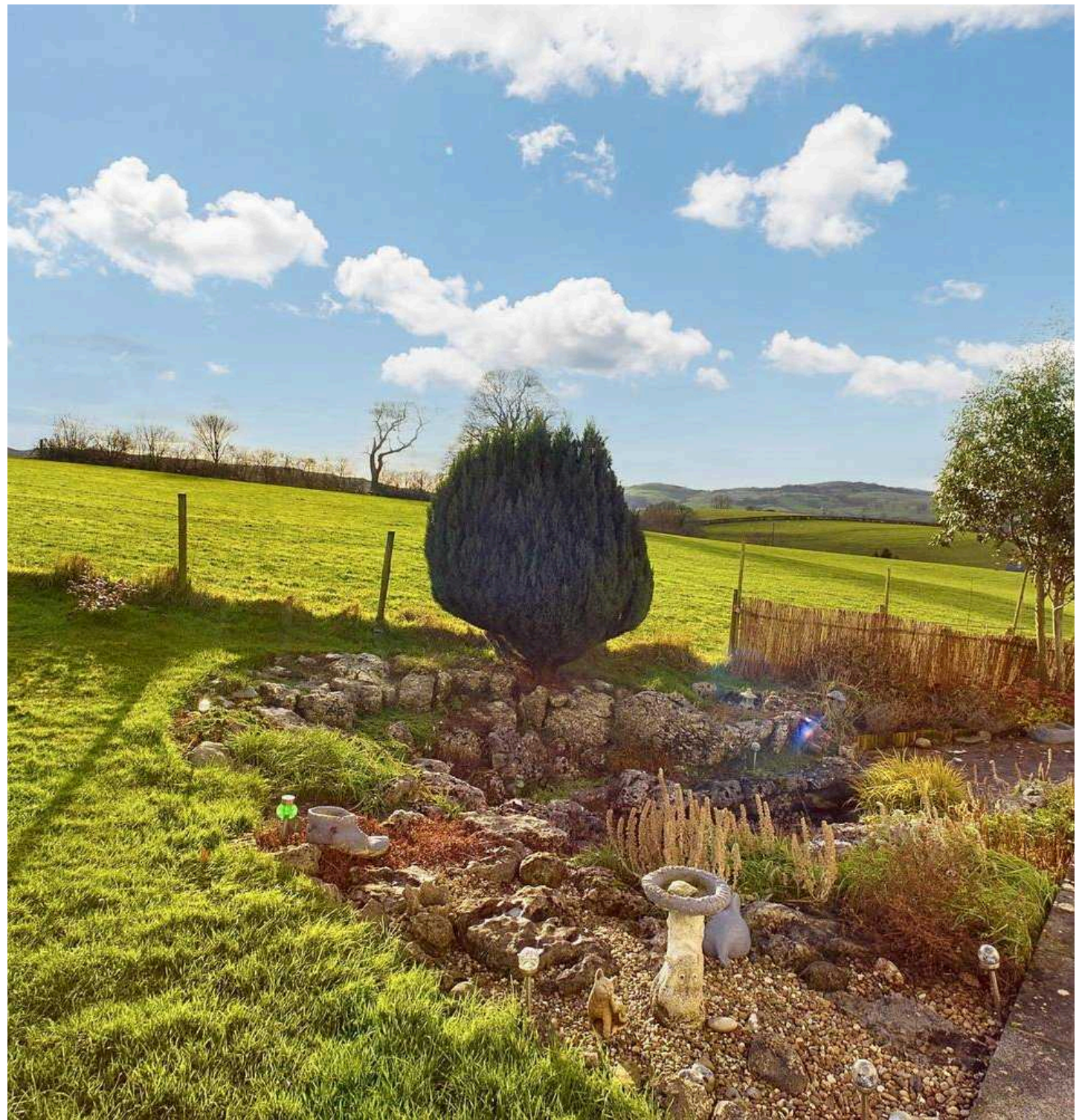
7' 8" x 3' 11" (2.34m x 1.20m)

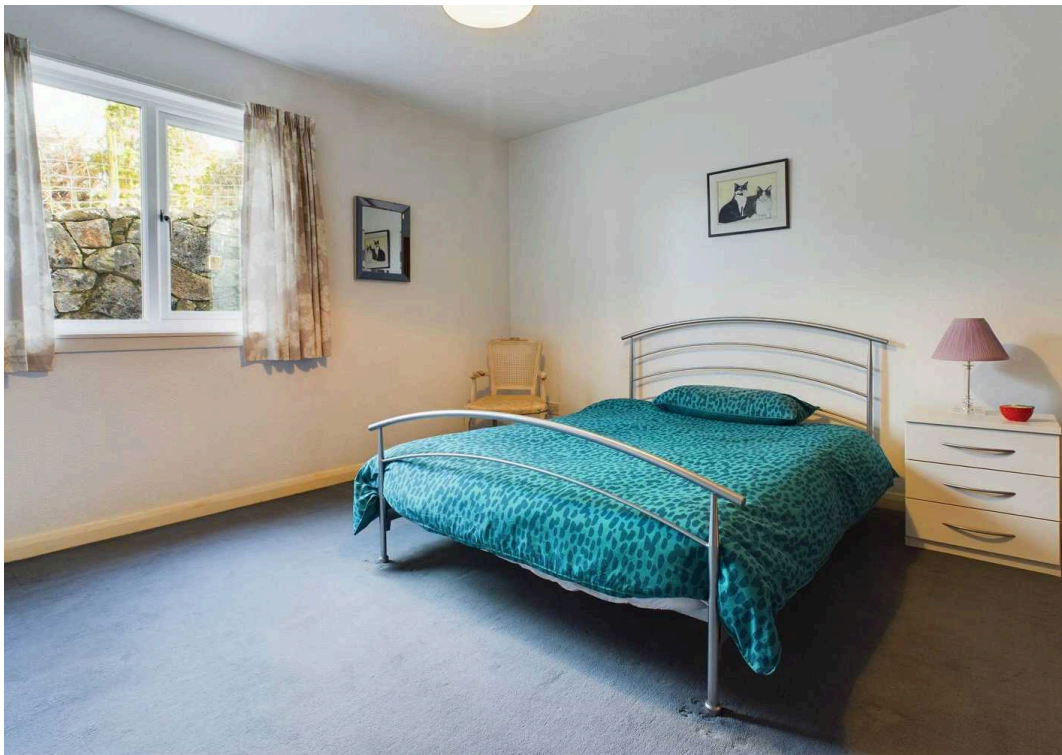
SNUG/BEDROOM

11' 9" x 9' 9" (3.59m x 2.97m)

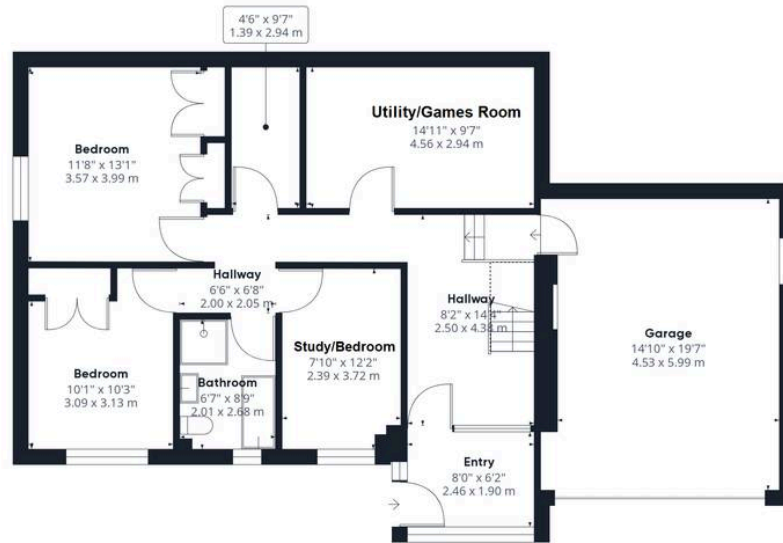
UPSTAIRS TOILET

8' 2" x 3' 5" (2.48m x 1.04m)

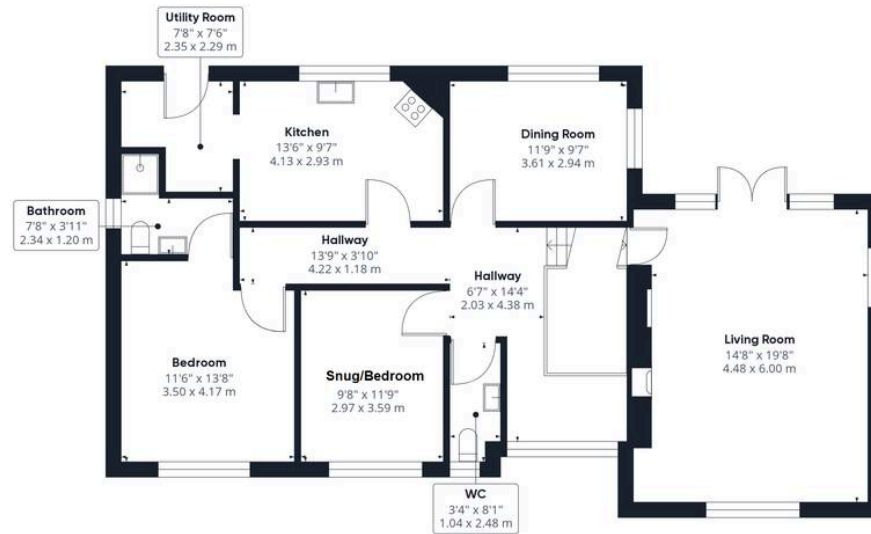








Ground Floor



Floor 1



Approximate total area⁽¹⁾

2233.63 ft²

207.51 m²

Reduced headroom

16.3 ft²

1.51 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.