



Kerine, Crooklands  
£750,000





## Kerine

### Crooklands

An appealing detached family home with beautiful countryside views and generous gardens and grounds situated on the fringe of Crooklands conveniently placed for junction 36 of the M6, the picturesque market towns of Kirkby Lonsdale and Kendal and both the Lake District and Yorkshire Dales National parks.

Nestled in the tranquil countryside, this charming 5-bedroom detached house exudes character and comfort, making it a perfect family home. The property has been lovingly converted by the current owners, showcasing extensive work and attention to detail throughout. Boasting two reception rooms, the ground floor offers a self-contained living area, with a kitchen, sitting room/bedroom, bathroom and separate toilet. A delightful kitchen diner on the first floor can be found which provides a perfect space for family gatherings. The sitting room on the first floor also has a wood burner which is perfect for a relaxing evening. The property features five bedrooms, four being doubles and one being a single bedroom, with the main bedroom enjoying the luxury of an ensuite bathroom. Spectacular far-reaching views surround the property, adding to its appeal. Additionally, there is a second family bathroom on the second floor to cater for all family needs. The property has B4RN internet installed and oil central heating, solar panels and underfloor heating in both bathrooms and the hallway which provide year round warm and comfort for the home. The outdoor space of this property is a true gem, offering a retreat from the hustle and bustle of every-day life. The extensive gardens present a beautiful terrace to the rear, overlooking surrounding fields and providing a tranquil setting for relaxation. The terrace offers ample space for garden furniture and potted plants, perfect for enjoying the fresh air and scenic views. The well-kept lawn to the front is adorned with planted beds, hedges, trees, a pond and shrubbery, creating a picturesque setting. A second lawn to the right of the driveway features a raised planted bed along its edge, enhancing the property's kerb appeal. Additionally, an allotment patch at the very front of the property provides the ideal space for cultivating fruits and vegetables, perfect for green-fingered enthusiasts.

- Charming detached family home
- Property fully converted by the current owners with extensive work done
- Two reception rooms
- The ground floor has a self contained living area
- Delightful kitchen diner on the first floor
- Five double bedrooms with the main bedroom having an en-suite
- Stunning far reaching views surround the property
- Two bathrooms, en-suite, and downstairs toilet
- Extensive gardens to the front with an allotment and a terrace at the rear
- Garage and ample 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 D**

#### **SERVICES**

Mains electric, oil central heating, solar panels, mains water, septic tank

#### **COUNCIL TAX: BAND F**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kirkby Lonsdale proceed in the direction of Crooklands on the A6. At the roundabout take the 3rd exit and continue on the A65, pass the petrol station and take the next left turn in to Millness Lane. Proceed to bear right and follow the road to the very end to find Kerine at the end.

**WHAT3WORDS:** ///interview.nagging.petulant





## GROUND FLOOR

### ENTRANCE HALL

12' 5" x 8' 4" (3.79m x 2.53m)

### STORE

10' 6" x 6' 4" (3.20m x 1.94m)

### KITCHEN

11' 11" x 8' 7" (3.62m x 2.62m)

### SITTING ROOM/BEDROOM

25' 2" x 10' 4" (7.66m x 3.14m)

### BATHROOM

8' 0" x 4' 7" (2.44m x 1.39m)

### DOWNSTAIRS TOILET

6' 2" x 2' 6" (1.87m x 0.76m)

## FIRST FLOOR

### LANDING

15' 4" x 7' 9" (4.67m x 2.37m)

### SITTING ROOM

21' 2" x 19' 0" (6.45m x 5.79m)

### KITCHEN DINER

19' 0" x 17' 9" (5.79m x 5.40m)

### UTILITY ROOM

10' 4" x 5' 10" (3.14m x 1.78m)



**SECOND FLOOR**

**LANDING**

13' 8" x 3' 2" (4.16m x 0.97m)

**BEDROOM**

20' 1" x 18' 2" (6.11m x 5.53m)

**EN-SUITE**

7' 7" x 5' 5" (2.32m x 1.64m)

**BEDROOM**

16' 5" x 11' 7" (5.01m x 3.52m)

**BEDROOM**

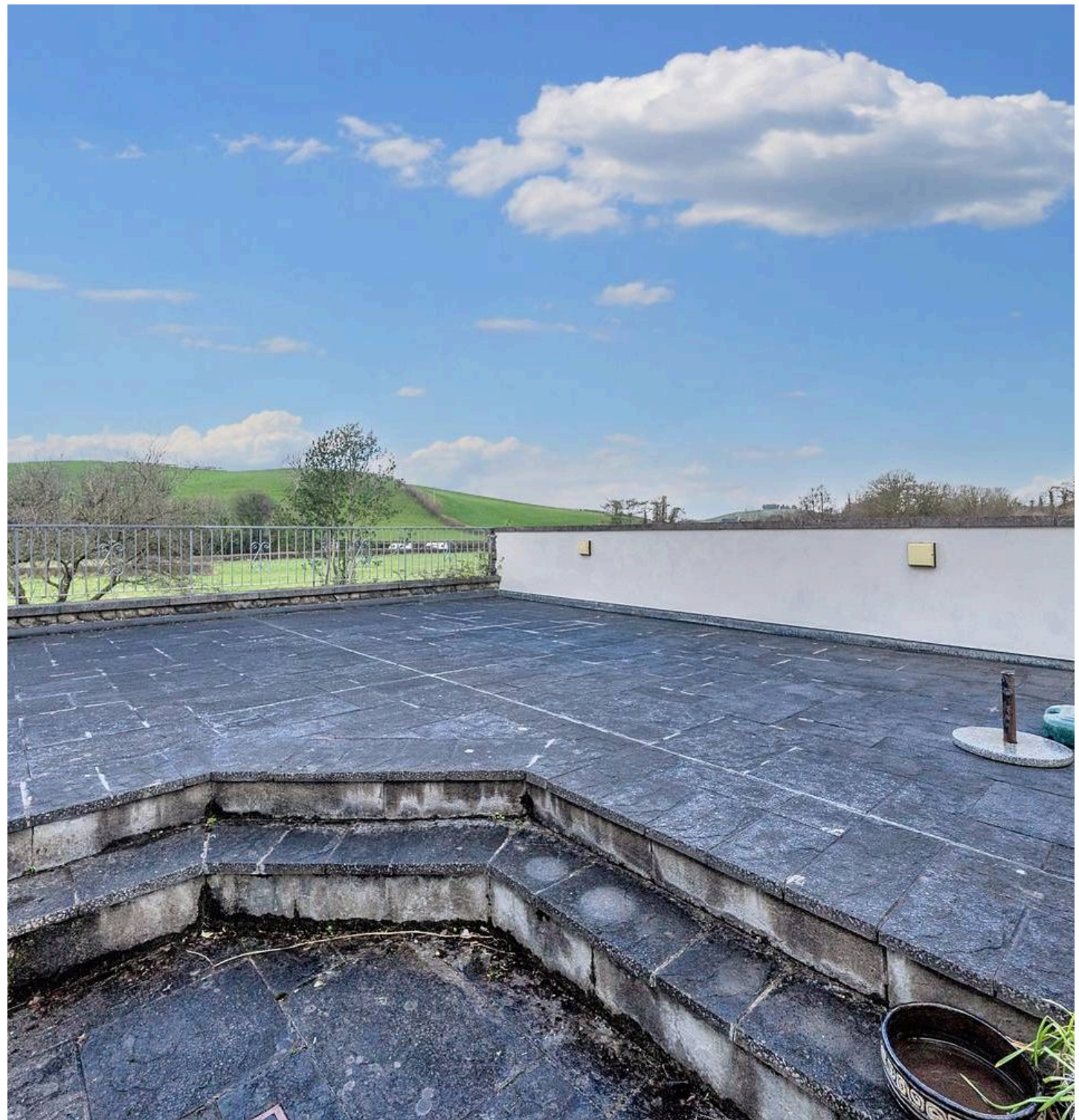
11' 1" x 7' 9" (3.37m x 2.36m)

**BEDROOM**

9' 2" x 7' 7" (2.80m x 2.30m)

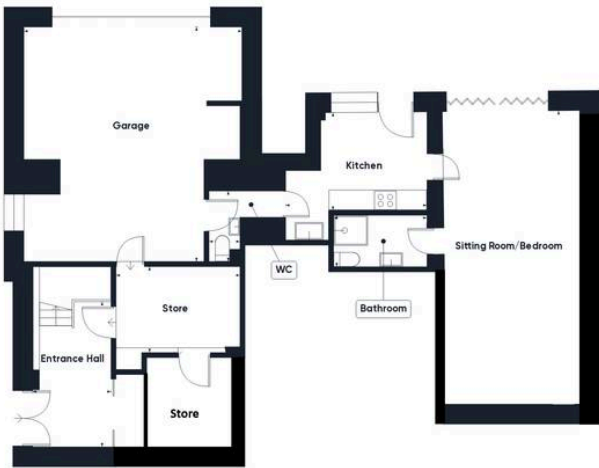
**BATHROOM**

8' 0" x 6' 3" (2.44m x 1.90m)

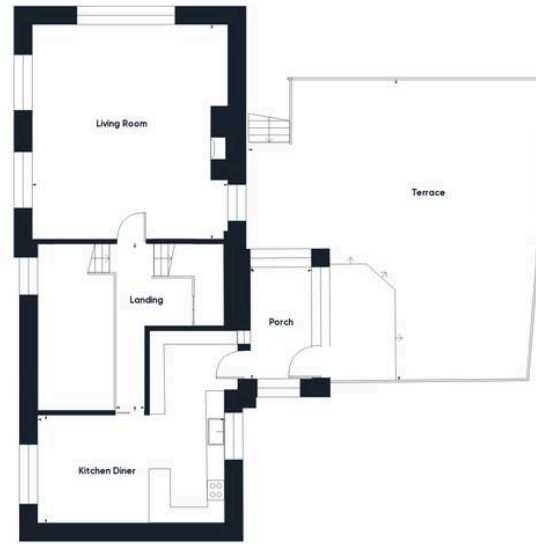








Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

2484.18 ft<sup>2</sup>

230.79 m<sup>2</sup>

**Balconies and terraces**

648.53 ft<sup>2</sup>

60.25 m<sup>2</sup>

(1) Excluding balconies and terraces

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**

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