



The Drumlins, Stainton
£795,000



The Drumlins

Stainton

Located in the beautiful hamlet of Halfpenny, The Drumlins lies in the corner of a courtyard of 4 properties just a short drive from the many amenities available both in and around the market town of Kirby Lonsdale and Kendal. There are many beautiful countryside walks from the doorstep and a bus stop lies at the end of the lane with regular services including buses to and from local schools. The property is located just 2 miles from the mainline railway at Oxenholme and offers easy access to the Lake District and Yorkshire Dales National Parks and junction 36 of the M6.

Nestled in the heart of a stunning countryside setting, this 3-bedroom barn conversion offers a unique blend of rustic charm and modern convenience sat on a third of an acre plot. The property boasts a huge 27 foot lounge, stunning views from the adjoining balcony at one end and doors opening to the rear terrace at the other, a perfect spot to start the day from the sunny patio, whilst the balcony is a serene place to catch the sunsets. The lounge features a log burning stove for those wintry months. The kitchen/Dining and secondary living space are light and spacious for day to day living. Situated on this floor, all rooms offering uninterrupted countryside views.

Spread across different levels, the three double bedrooms provide ample space for comfortable living. The Main bedroom, offering another very large space benefitting from an en-suite bathroom. The second pretty double bedroom with 2 windows offers stunning views over the surrounding countryside, and the main bathroom. On the Ground Floor a contemporary bedroom complimented by another bathroom. and separate hallway, together with a mezzanine, give this property a unique feel. Throughout the property all rooms have stunning countryside views.

Outside, the property's expansive garden spaces offer a serene retreat for outdoor enjoyment. The well-maintained front, side, and rear gardens feature lush lawns, paved patio seating areas, and well-established hedges that enhance privacy. Shrubbed borders at the front adds character and provides the perfect spot for gardening enthusiasts and a further pretty patio to the front bordering the courtyard. The property shares a communal Courtyard reached via an attractive archway, and a large field adjoining the parking area. The property's own parking space at the front offers parking for several vehicles, in addition to allocated spaces in the communal areas plus a single garage.

- Stunning semi-detached barn conversion
- Amazing well kept gardens with a communal field
- Located in a rolling countryside setting with views of the garden and surrounding field
- Easy access to local amenities
- Beautiful sitting room at garden level with a multi fuel stove and balcony access
- The charming open plan living area also at garden level with a modern fitted kitchen dining/living space with views of the garden
- Shared field, approximately 3/4 acre
- Three double bedrooms, one at the ground/entrance level , two on the first floor, one en-suite, plus the main bathroom
- Shower room on the ground floor, a cloakroom/utility room off the kitchen
- Garage parking, driveway parking for several vehicles plus parking in the communal area for 3 further cars

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 E

SERVICES

Mains electric, mains gas, mains water, septic tank, B4RN internet

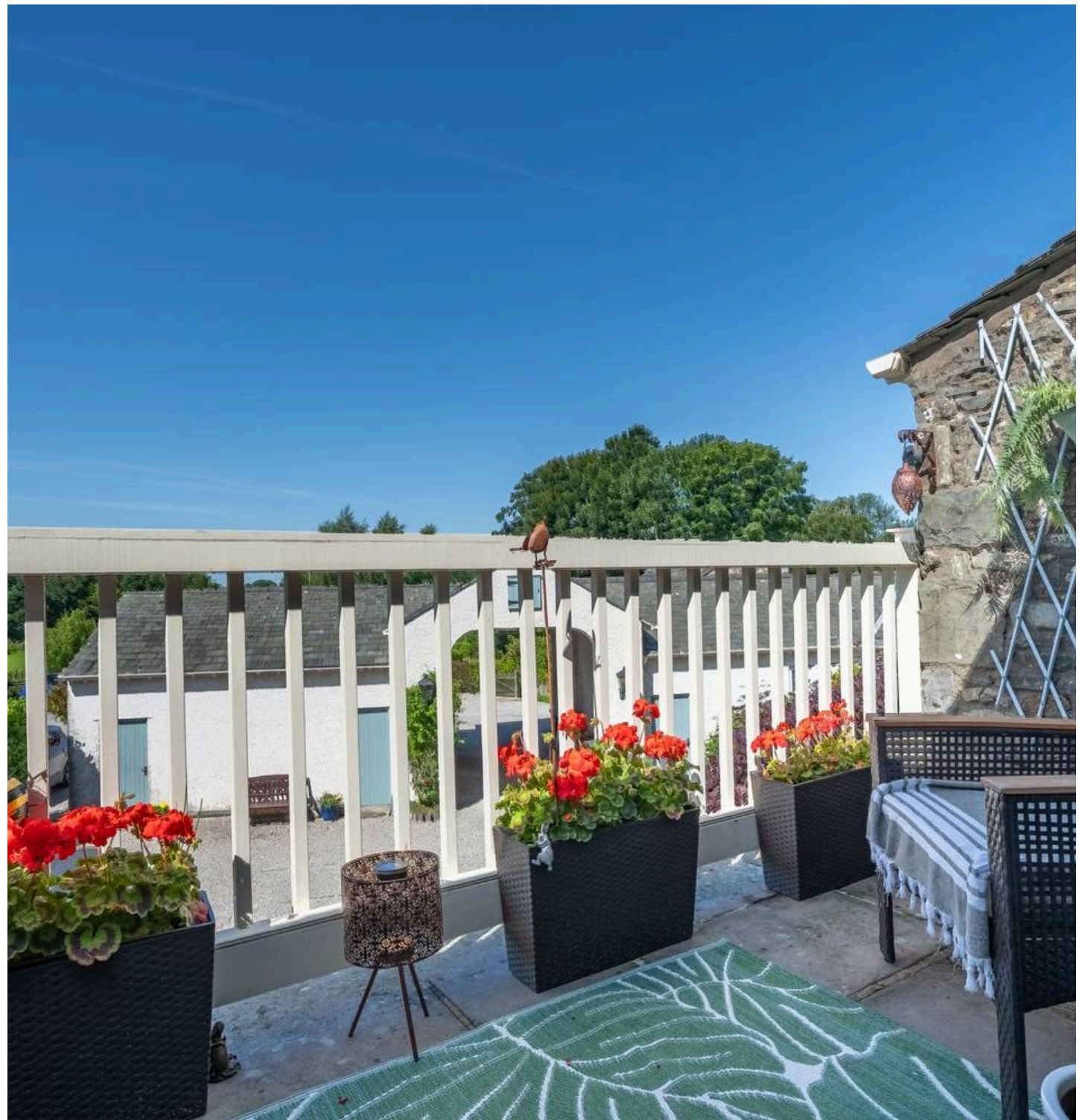
COUNCIL TAX:BAND G

TENURE:FREEHOLD

DIRECTIONS

Leave Kendal along Burton Road in the direction of Endmoor. Pass the Punch Bowl at Barrows Green on the right and proceed to pass Eden Mill on the left then take the next left signposted Halfpenny. Continue for approximately a quarter of a mile and bear right at the fork in the road then take the first right into the private courtyard to find the The Drumlins located on the left.

WHAT3WORDS:///plankton.torn.skater





GROUND LEVEL

BEDROOM

15' 2" x 8' 0" (4.62m x 2.45m)

BATHROOM

6' 4" x 4' 9" (1.92m x 1.45m)

GROUND FLOOR

MEZZANINE

11' 9" x 7' 5" (3.57m x 2.25m)

SITTING ROOM

27' 8" x 18' 2" (8.43m x 5.54m)

OPEN PLAN LIVING AREA

25' 6" x 25' 4" (7.77m x 7.71m)

UTILITY ROOM

8' 10" x 8' 0" (2.69m x 2.45m)

INNER HALLWAY

8' 3" x 7' 3" (2.51m x 2.20m)

FIRST FLOOR

BEDROOM

22' 10" x 12' 10" (6.95m x 3.92m)

EN-SUITE

9' 5" x 4' 10" (2.88m x 1.47m)

BEDROOM

17' 3" x 9' 4" (5.26m x 2.84m)

BATHROOM

9' 5" x 7' 2" (2.88m x 2.18m)











THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@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.