



Toll House, Scalthwaiterigg
£350,000



Toll House

Scalthwaiterigg, Kendal

Occupying a peaceful countryside position at Scalthwaiterigg, Toll House is a charming semi detached home that perfectly balances rural living with everyday convenience. Surrounded by open countryside and enjoying attractive views across the surrounding landscape, the property nevertheless remains just a short drive from Kendal, local schools, supermarkets and transport connections, making it an ideal choice for those seeking a quieter pace of life without feeling isolated.

Beautifully presented throughout, the property offers bright and welcoming accommodation with character features that enhance its appeal. The spacious living room forms the heart of the home, where a feature fireplace and exposed timber beam create a warm and inviting atmosphere. Large windows allow natural light to flood the room whilst framing views of the surrounding countryside.

The kitchen diner provides a sociable and practical space for everyday living, with room for family dining. A useful utility room and ground floor WC add further practicality and help keep day to day life organised.

To the first floor are three double bedrooms, one benefitting from fitted wardrobes, together with a family bathroom. The layout offers comfortable and well balanced accommodation suited to a variety of buyers.

A particularly appealing feature of the property is the detached office building. Complete with power and lighting, this versatile space is currently utilised as a home office but would be equally well suited as a hobby room, studio or peaceful retreat away from the main house.

Externally, the property enjoys attractive outdoor space designed for both relaxation and entertaining. Generous seating areas provide the perfect place to enjoy the surrounding countryside views, whilst the driveway offers parking for two vehicles. Combining character, practicality and a highly desirable semi rural setting, Toll House presents a wonderful opportunity to acquire a home in one of the area's most picturesque locations.

- Charming semi detached home in a rural setting
- Spacious living room with feature fireplace and exposed wooden beam
- Kitchen diner ideal for everyday family living
- Useful utility room and ground floor WC
- Three double bedrooms, one benefitting from fitted wardrobes
- Family bathroom serving the first floor
- Detached home office, hobby room or studio with power and lighting
- Attractive outdoor seating areas enjoying countryside views
- Parking for two vehicles
- Conveniently located for Kendal, local schools, supermarkets and transport links





ENTRY

5' 9" x 3' 2" (1.76m x 0.97m)

LIVING ROOM

16' 4" x 11' 6" (4.98m x 3.51m)

KITCHEN

8' 8" x 5' 11" (2.64m x 1.80m)

DINING AREA

9' 9" x 8' 9" (2.98m x 2.67m)

UTILITY ROOM

9' 6" x 5' 1" (2.89m x 1.55m)

WC

4' 2" x 2' 4" (1.27m x 0.72m)

HALLWAY

10' 1" x 5' 0" (3.07m x 1.53m)

LANDING

5' 1" x 4' 11" (1.56m x 1.49m)

BEDROOM

14' 3" x 12' 11" (4.35m x 3.94m)

BEDROOM

10' 5" x 9' 8" (3.17m x 2.94m)

BEDROOM

9' 4" x 8' 9" (2.85m x 2.66m)

BATHROOM

5' 10" x 5' 3" (1.77m x 1.59m)

OFFICE

8' 11" x 8' 8" (2.72m x 2.65m)

Separate building with electricity



SERVICES

Mains electric, oil heating, non mains water, mains drainage

EPC RATING TBC

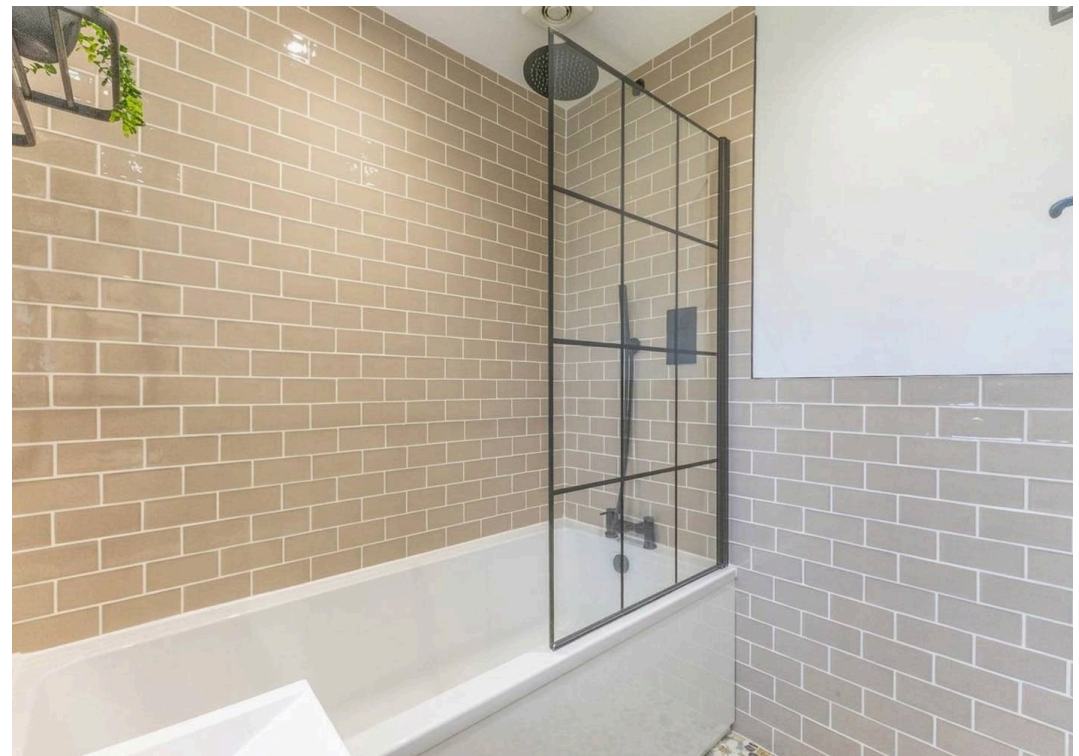
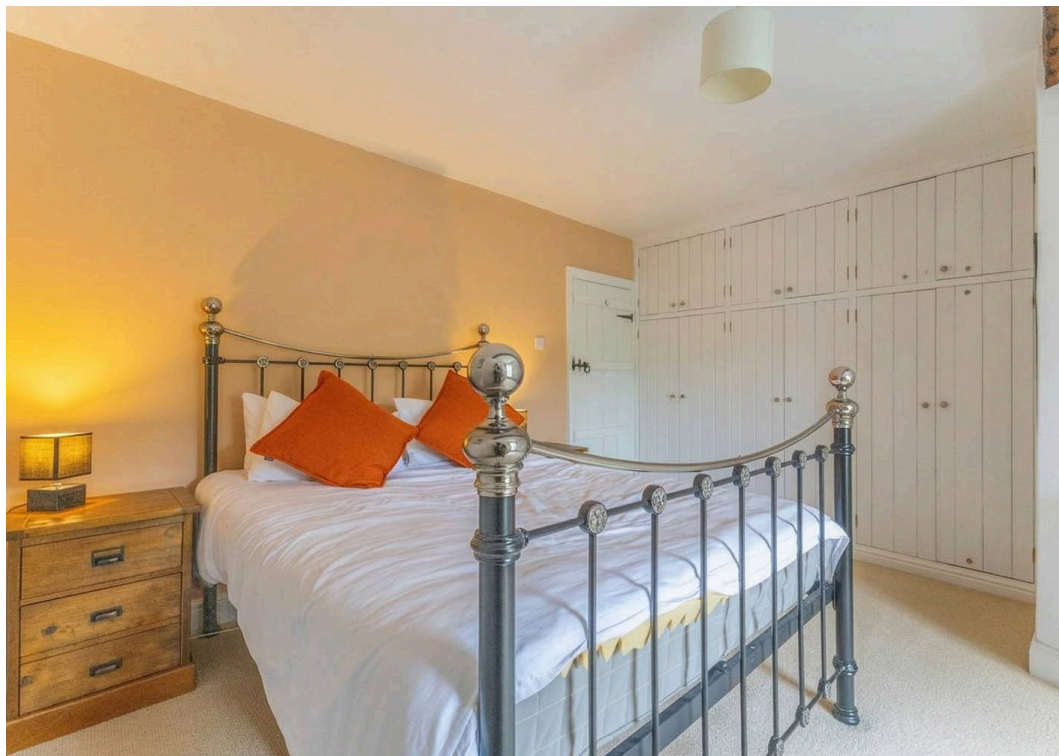
COUNCIL TAX BAND currently Band TBC

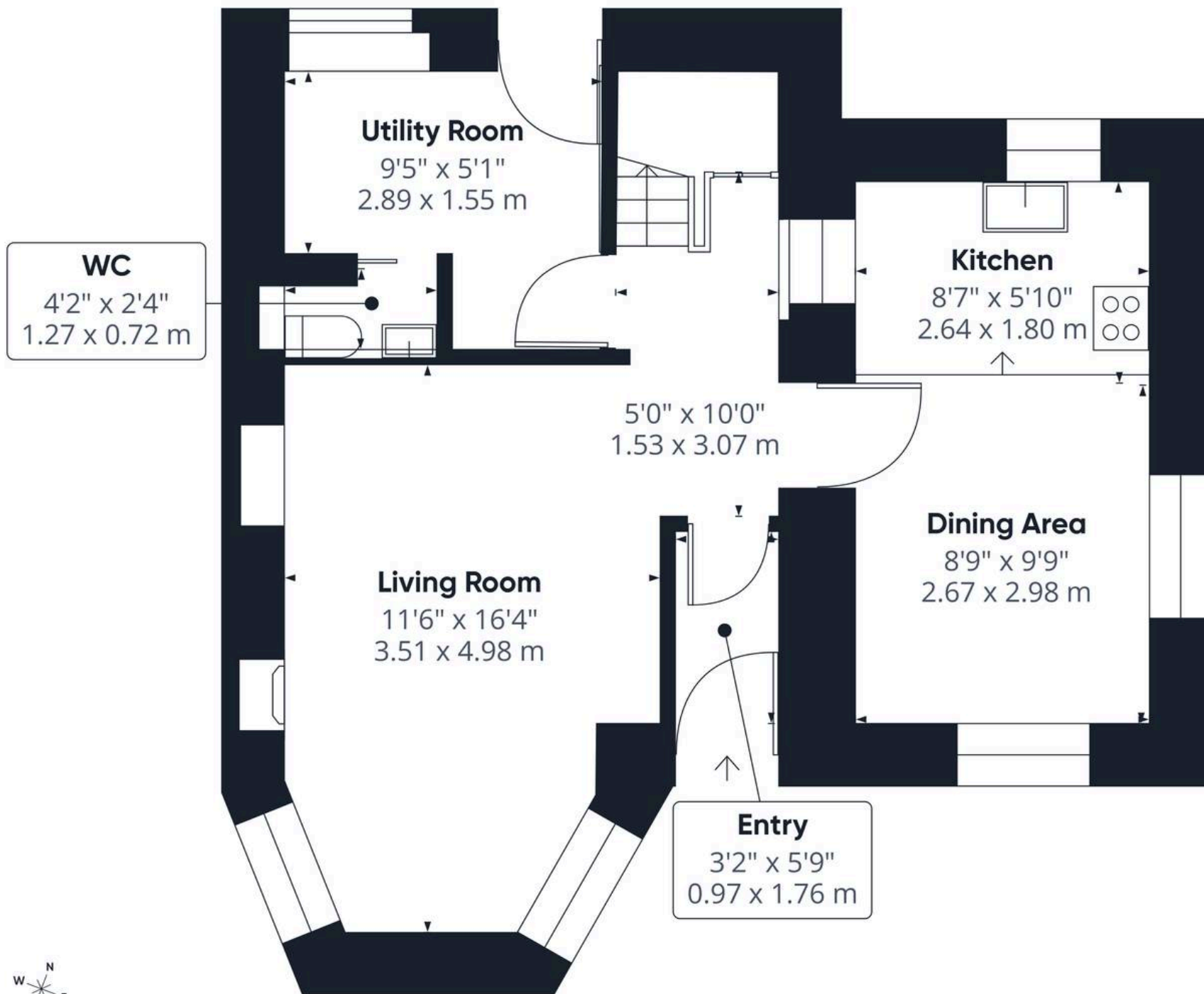
TENURE: FREEHOLD

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Ground Floor Building 1

Approximate total area⁽¹⁾

474 ft²

44 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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