



ARNOLD
GREENWOOD



Toll House, Scalthwaiterigg

Kendal

Guide Price £390,000

Toll House

Scalthwaiterigg, Kendal

'Toll House' is a most attractive three-bedroom period property thought to be built around 1805. The ground floor has an open plan feel but remains nice and cosy with a lovely wood burning stove as the focal point in the lounge. Situated in an idyllic setting this unique home has the perfect balance of semi-rural living but only a few minutes from the bustling market town of Kendal. To the outside of the property is off road parking, garden and lawn areas, to the rear is a little Bothy which is currently used as a home office. With far reaching panoramic views of the Lakeland Fells early viewing is highly recommended! No chain.





Hallway

5' 9" x 3' 1" (1.74m x 0.95m)

Kitchen

15' 9" x 8' 10" (4.81m x 2.68m)

Utility Room

9' 6" x 5' 2" (2.90m x 1.58m)

Living Room

16' 4" x 11' 6" (4.99m x 3.51m)

WC

4' 11" x 2' 7" (1.50m x 0.80m)

Landing

5' 2" x 4' 11" (1.58m x 1.50m)

Bedroom

10' 4" x 9' 9" (3.15m x 2.96m)

Bedroom

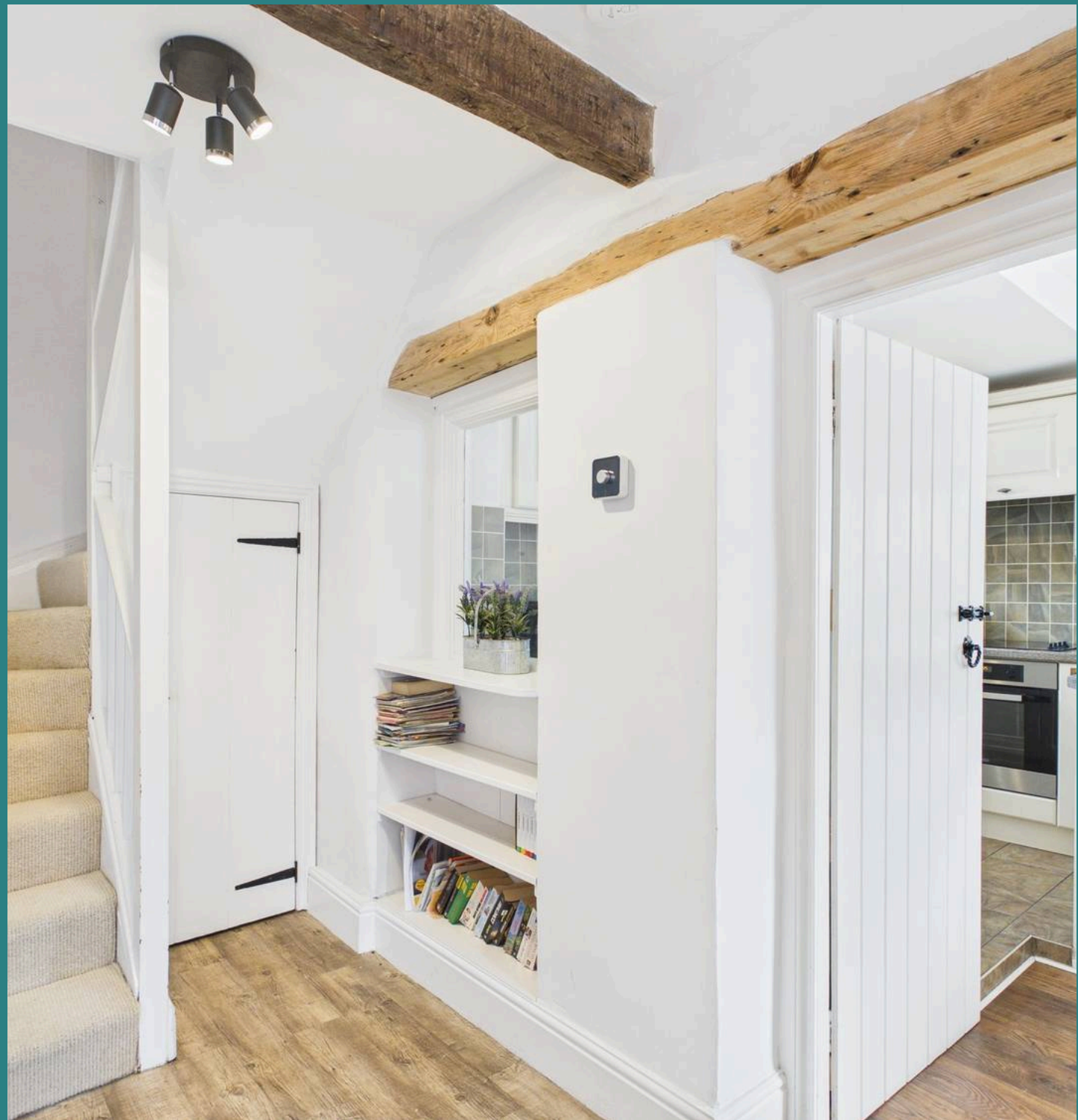
14' 4" x 13' 1" (4.37m x 3.98m)

Bedroom

9' 5" x 8' 10" (2.87m x 2.68m)

Bathroom

5' 10" x 5' 3" (1.77m x 1.60m)



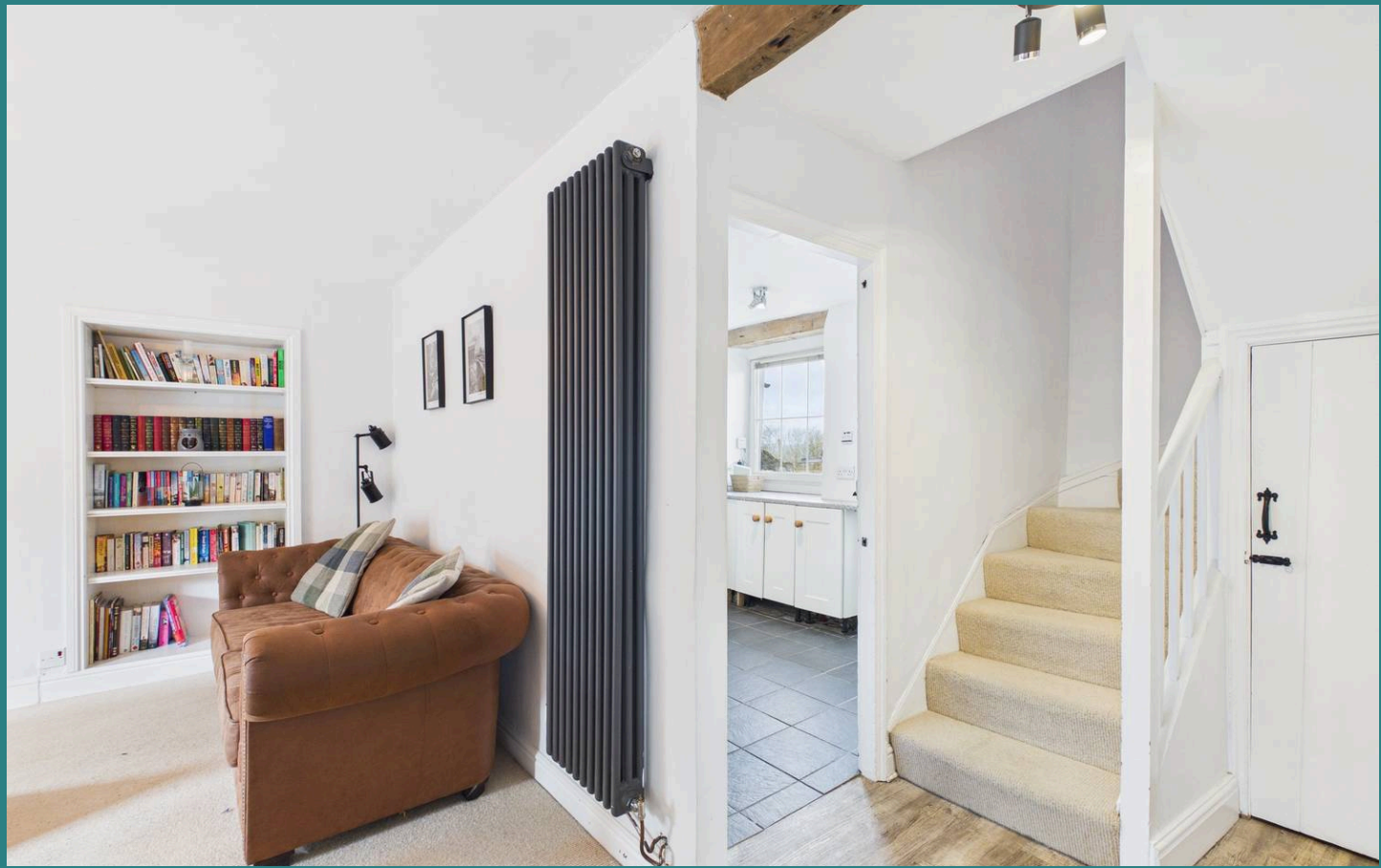


GARDEN

Generous garden with spectacular views. Separate garden room with 2 working spaces, power and lighting.

DRIVEWAY

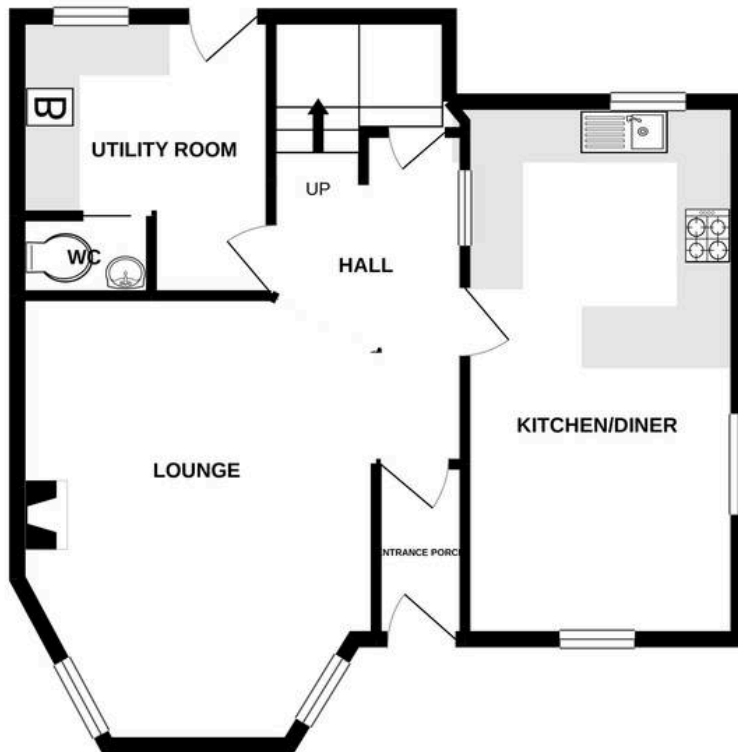
2 Parking Spaces



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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