





Kentrigg House

131 Burneside Road, Kendal, LA9 6EB

Kentrigg House is a home of considerable architectural merit built in the 'Arts & Crafts' style and standing in an elevated position that commands simply splendid views across the surrounding countryside, taking in the town and the distant fells beyond and only a few minutes drive from the centre of Kendal. A very special home with room for all the family, or to run as an extremely successful and profitable holiday let as the present owners currently do.

Enjoy the flower covered veranda and then enter the grand hall where you can choose one of three receptions rooms or wander through into the simply splendid family kitchen/dining room, that opens to the deck with its swimming pool and hot tub. Upstairs are five double bedrooms and three excellent bathrooms, the master with a bathroom from where you can sink into a warm bath and enjoy the view to the distant surrounding fells. Possibly one of Kendal's only exceptional houses with a unique 21st century finish.

Quick Overview

Excellent Detached Family House

Five Bedrooms

21st century finish with deck and pool

Three reception rooms and large dining kitchen



Welcome

The present owners have in recent years undertaken an extensive programme of works of improvements that has created a rather special family home. The generosity of space both inside and out is seldom found today, and those who view will be delighted by the modern day fittings that complement the period features and character.

From the moment you enter through the electric gates onto the brick drive and then step onto the veranda the scene is set and on entering the welcoming reception hall you will begin to appreciate the quality of space offered. The family room and drawing room both have semi circular bay windows, and the splendid garden room certainly brings the garden in. The excellent fitted dining kitchen opens onto a large deck for outside living that boasts its own spa with pool. Off the kitchen you will find a good utility room and downstairs cloakroom. On the first floor is a spacious landing with stairs to the second floor, the master bedroom with its semi-circular window enjoys open views and has its own en-suite bathroom with a spa bath and separate shower, there are two further double bedrooms the front one again with a semi-circular bay, and a four piece house bathroom. On the second floor are another two double bedrooms that benefit from a Jack and Jill shower room. To complete the picture is an attached garage, ample parking and large private landscaped well tended gardens with lawns, limestone walling with inset lights and a greenhouse that Alan Titchmarsh would be proud of!

Note: All the contents are available by separate negotiation should the new owners wish to continue the successful lettings business. Highly regarded for viewing.



Excellent Dining Kitchen

A delightful room in which to entertain with three UPVC double glazed windows and folding double doors to the outside deck.

The bespoke Webb's kitchen is fitted with an extensive range of soft close wall, base and drawer units with matching dresser style unit with glazed display cabinets and a central island unit with inset stainless steel bowl and half. Splendid granite work tops and breakfast bar.

A range of kitchen appliances include a built in oven and steam oven, microwave, halogen induction hob with granite splash back and stainless steel cooker hood and extractor, integrated dishwasher. Two integrated freezers and fridges, one being a bio fresh fridge. Attractive Karndean flooring, two radiators and wood burning stove on glass hearth.

Utility Room UPVC double glazed door and side panel and high level window. Karndean flooring, fitted wall and base units with working surfaces and inset single drainer stainless steel. Vaillant gas boiler, plumbing for washing machine and space for tumble dryer.

Specifications

Dining Kitchen
25' 5" x 15' 5" (7.75m x 4.7m)





Reception Rooms

Specifications

Reception Hall

12' 5" x 9' 10" (3.78m x 3m)

Garden Room

17' 11" x 10' 0" (5.46m x 3.05m)

Drawing Room

13' 4" x 12' 4" (4.06m x 3.76m)

Family Room

15' 10" x 12' 9" (4.83m x 3.89m)



Reception Hall a delightful entrance with original pitch pine staircase, attractive Karndean flooring with under floor heating. Part panelled walls and original plaster corning and picture rail. Radiator with cover, and deep under stairs cupboard with UPVC double glazed window. Open to the garden room.

Garden Room a simply splendid addition to the house, being a real room all year round. UPVC double glazed with views to three sides and double doors to steps leading down to the garden. Self cleaning glazed roof, Karndean flooring, electric radiator. Two wall lights and TV aerial point.

Drawing Room with UPVC double glazed semi-circular bay window with seating and side window, enjoying splendid views across to the golf links and Serpentine woods. Attractive marble fireplace with granite hearth, cast iron inset and open fire. Original plaster corning and plate and picture rail. Radiator with cover, telephone point, the Langdale Pikes and having a radiator.

Family Room again enjoying splendid views over the gardens to the river Sprint with Benson Knott and the surrounding countryside beyond. Semi circular UPVC double glazed bay window with seating and two side windows. Attractive marble fireplace with granite hearth, cast iron inset and open fire. Bespoke furniture with display shelving. Original plaster corning and picture rail. Radiator with cover, TV aerial point and telephone point.

Bedroom Delights



Specifications

Master Bedroom
15' 10" x 12' 4" (4.83m x 3.76m)
Bedroom 2
13' 5" x 12' 6" (4.09m x 3.81m)
Bedroom 3
13' 4" x 10' 5" (4.06m x 3.18m)
Bedroom 4
13' 2" x 11' 7" (4.01m x 3.53m)
Bedroom 5
13' 4" x 11' 6" (4.06m x 3.51m)

Master Bedroom with UPVC double glazed semi-circular bay window, side window and splendid views as far as the eye can see across the town to the Castle and the distant town hall clock, open fields and fells. Fitted with an extensive range of Sharpe's bedroom furniture, two wall light points, radiator and picture rail. En-suite Bathroom with attractive tiled floor and walls and a vertical chrome radiator. A four piece suite comprises; large shower cubicle with bespoke granite shower tray, power shower and jets, wall mounted wash hand basin, WC and a splendid double ended Hydro Therapy Bath with chromatherapy mood lighting. UPVC double glazed window with fine view. Inset ceiling chromatherapy mood lighting.

Bedroom 2 again with UPVC double glazed semi circular bay window and double glazed side window. Splendid open views to the distant fells. Picture rail and radiator. Fitted Sharpe's furniture with matching dressing table.

Bedroom 3 enjoying river and fell views, two UPVC double glazed windows, Radiator and picture rail. Fitted Sharpe's furniture with matching desk and shelving.

Bedroom 4 with two UPVC double glazed dormer windows to the front and rear with fine open views. Electric radiator.

Bedroom 5 again with fell views, electric radiator and TV aerial point.





House Bathroom

House Bathroom with UPVC double glazed window with distant fell views. A five piece suite comprising; roll top slipper style free standing bath on ball and claw feet with shower mixer and tap, large walk-in shower with thermostatic shower with rainfall head and separate hand held attachment, pedestal wash hand basin and WC. Complementary tiled walls and floor. Feature chrome towel rail and radiator. Shelved linen cupboard.

Jack & Jill Bathroom with attractive tiled floor, UPVC double glazed dormer window. Panelled corner shower cubicle with power shower, pedestal wash hand basin and WC.v



Garden

The present owners have transformed the front facade by creating a splendid wrap round glazed Veranda with wrought iron railings and cast iron pillars that once formed the bandstand at Alton Towers, and a sheltered sitting area with wall heater. The large gardens which run down to Kentrigg to the rear have been landscaped with limestone walls with inset lights, the lawns are well tended and the mature planted beds and borders offer colour and privacy the year round.

There is a large timber deck with timber balustrades and glazed panel insets creating an outside areas for al-fresco dining and sitting soaking up the summer sun from early morning. A Premier Leisure dual swim hot tub and endless pool with inset lighting, built-in stereo and iPod connectivity together with a pool cover allowing use all year round. Steps to the side lead down the garden where beneath the deck are two large storage cupboards offering potential for further leisure space.





Outside

Greenhouse installed and constructed in 2011 by Wood Pecker joinery the Ferrari creators of Greenhouses, with self opening vents and blinds, CO₂ heating system, Eco watering system from two water butts on self timers. Hardwood staging and two 6ft cold frames.

Attached Garage with remote controlled up and over door. Two windows, power and light.

Important Information

Services:

The property is connected to mains electricity, mains gas, mains drainage and mains water.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band :

South Lakeland District Council - The Rateable Value for 2020/2021 is £4041.90 with the amount payable being £3622.27

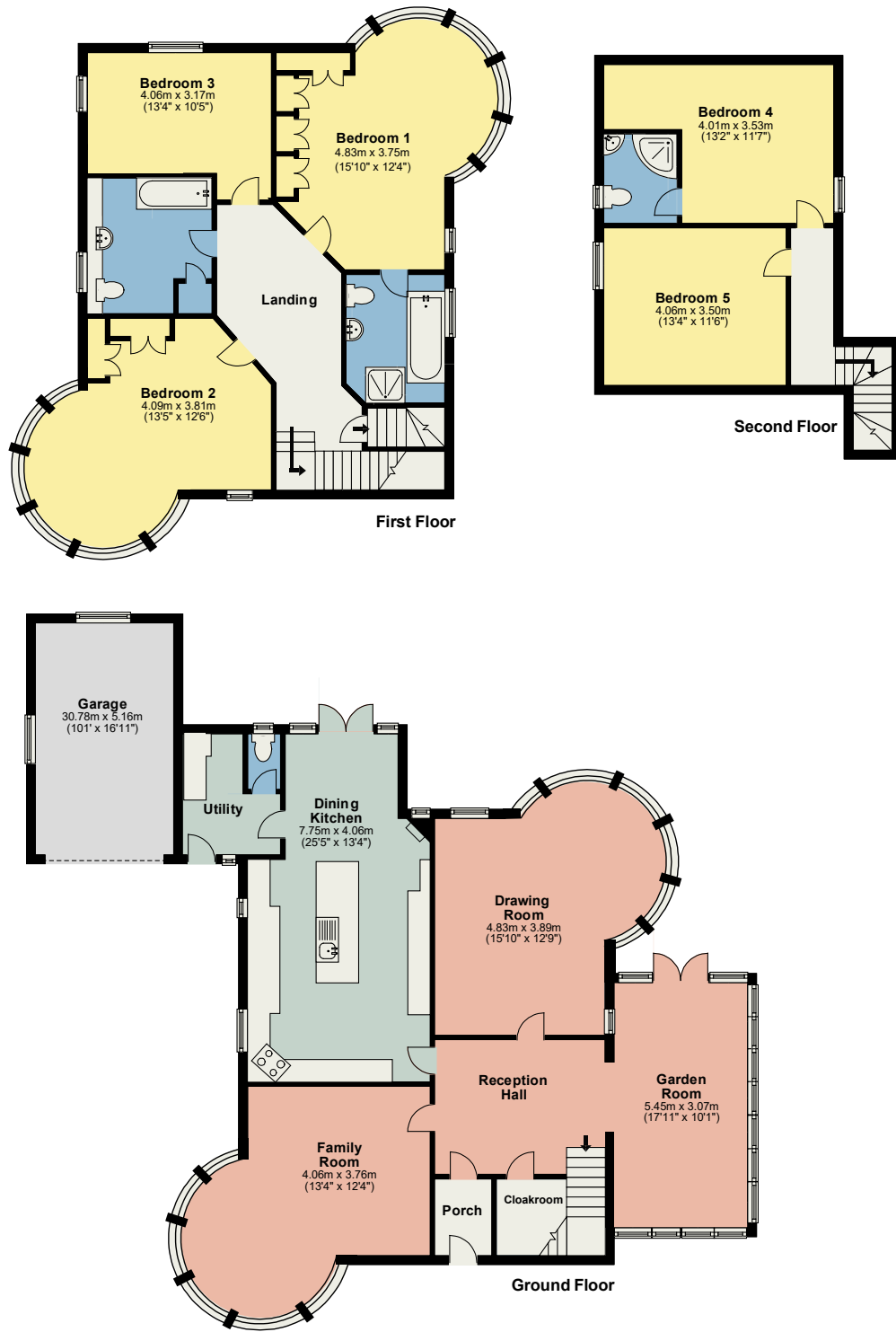
If the property is to be run as a small business, an owner can apply for the benefit of small business rate relief, where currently no charge would be payable.

owners currently qualify for Small Business Rate Relief, so no charge is levied.

Tenure:

Freehold.

Floorplan & Boundary Map



Directions

131 Burneside Road, Kendal, LA9 6EB

Situated in one of Kendal's best locations the property can be found by following the Burneside Road out of Kendal and passing under the Railway Bridge. Continue up the hill and Kentrigg House can then be found on your right hand side fronting Burneside Road with Kentrigg to the rear. Electric gates open onto the brick paved driveway which provides parking for three/four cars.

Viewings

Strictly by appointment with Hackney & Leigh Kendal Office.

To view contact our Kendal office:

Call us on 01539 729711

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