



Beechwood, Hincaster
Asking Price £575,000

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Thomson Hayton Winkley



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A rare opportunity to purchase a wing of a former Manor House dating back to 1865 occupying a rural hamlet location convenient for the market town of Kendal and the M6. Having three double bedrooms, two reception rooms, kitchen, bathroom, utility store, driveway parking and private gardens.







BEECHWOOD

Situated within private gardens and grounds enjoying delightful countryside views in the hamlet of Hincaster, Beechwood, which dates back to 1865, forms the West wing of a period Manor House originally owned and extended by the Swindlehurst family who also owned Sedgwick Gunpowder Works.

The residence offers many beautiful countryside walks from the doorstep and is conveniently placed for Levens Hall and Deer Park, Low Sizergh farm shop and tea rooms, The Strickland Arms public house and restaurant, the market town of Kendal, both the Lake District and Yorkshire Dales National Parks, Junction 36 of the M6 and the mainline railway station at Oxenholme.

The well proportioned accommodation, which boasts an abundance of impressive original features, has been well maintained and improved by the current owners, briefly comprises entrance hall, sitting room, open plan kitchen, dining and living space and porch to the ground floor and a generous landing with study space, offering scope to extend into the loft space subject to necessary planning consent, three double bedrooms, with space to create en suite facilities, and a bathroom on the first floor. The property benefits from LPG central heating, B4RN high speed internet and partial double glazing, with the first floor having bespoke double glazed oak framed windows.

Outside offers a ample driveway parking and turning, attractive mature gardens to three sides and a utility store with W.C.

This fine property is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

13' 6" max x 8' 7" max (4.14m x 2.62m)

Painted and glazed feature door, radiator, exposed floorboards, understairs storage cupboard with lighting and space to create a cloakroom if required.

SITTING ROOM

20' 11" max x 16' 11" max (6.39m x 5.17m)

Single glazed feature bay window and bespoke oak curtain poles, single glazed window, radiator, Victorian cast iron and tiled open fireplace with marble surround and tiled hearth, original plaster mouldings, exposed floorboards.

KITCHEN, DINING AND LIVING SPACE

27' 0" max x 17' 4" max (8.24m x 5.30m)

Five single glazed sliding sash solid oak feature windows with paneling and two having window seats, radiator, 12kw woodburning stove to feature fireplace and exposed floorboards to living and dining space. Single glazed window, good range of base and wall units, Iroko wood worktops and shelving, stainless steel Franke 1.1/2 bowl sink, built in Bosch double oven with grill, Bosch halogen hob with extractor hood over, integrated fridge, integrated Bosch dishwasher built in pantry cupboard, recessed spotlights, under wall unit lighting, panelled splashbacks, and exposed floorboards to kitchen.

PORCH

5' 0" max x 4' 8" max (1.54m x 1.43m)

Single glazed door and windows, lighting, fitted wall unit and coat hooks.





FIRST FLOOR

LANDING WITH STUDY SPACE

15' 5" max x 6' 11" max (4.70m x 2.11m)

Single glazed skylight featuring the Swindlehurst family initials, double glazed window, radiator, cornice, access to partially boarded loft with double glazed Velux window, light, power and drop down ladder.

BEDROOM

17' 1" max x 14' 9" max (5.23m x 4.52m)

Two double glazed windows, radiator, exposed floorboards.

BEDROOM

15' 5" max x 12' 5" max (4.72m x 3.81m)

Two double glazed windows, radiator, wash hand basin with glass splashback, wall light with shaver point, cornice, painted floorboards.

BEDROOM

16' 2" max x 11' 0" max (4.94m x 3.37m)

Double glazed window, radiator, built in cupboard housing LPG boiler, cornice.

BATHROOM

9' 3" max x 5' 9" max (2.82m x 1.77m)

Double glazed window, radiator, heated towel rail, three piece suite in white comprises W.C., wash hand basin and freestanding roll top bath with mixer shower, recessed spotlights, fitted mirrored wall unit with lighting, partial tiling to walls.

UTILITY STORE WITH W.C.

7' 11" x 5' 10" (2.42m x 1.80m)

Timber door, two single glazed windows, W.C. plumbing for washing machine, space for tumble dryer and freezer.

OUTSIDE

Accessed via a private driveway, the beautiful gardens and grounds include gravelled off road parking and turning with space for a garage if required, two generous lawns, a variety of mature trees, established shrubs, flowering plants creating colour and interest throughout the seasons and many seating options to take full advantage of the tranquil surroundings. There is also an external powerpoint and lighting.

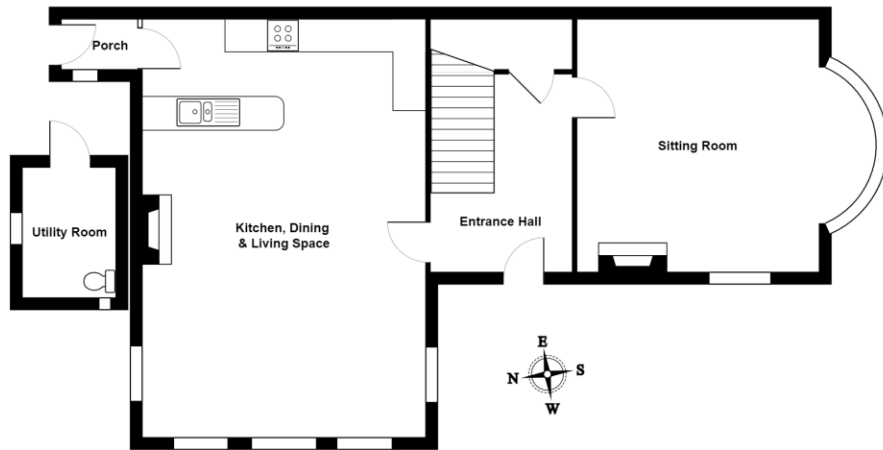
SERVICES

Mains electricity, mains water, LPG gas, non mains drainage.

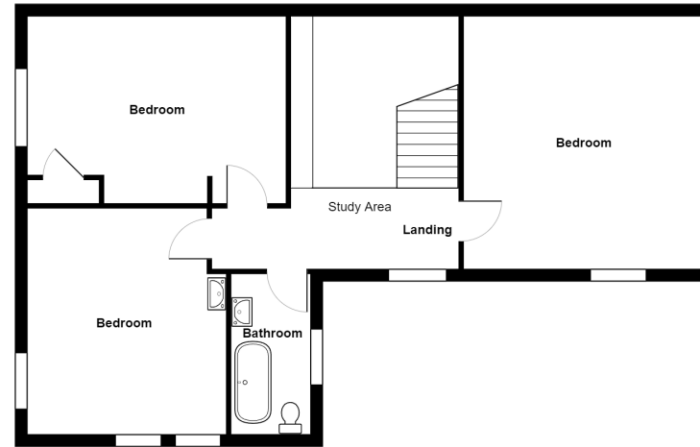
COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.





Ground Floor



First Floor

Beechwood, Hincaster, Milnthorpe

Total Area: 160.7 m² ... 1730 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	20 G	

DIRECTIONS

From Kendal head South on A591 and exit at the turning for the A6, at the roundabout take the first exit following the signs to Hincaster. Follow this road until you cross the bridge and then take the right hand turn sign posted for Hincaster. Continue along this road until you enter Hincaster then take the first left on to the lane and the entrance to Beechwood is the first on the left.

WHAT3WORDS:

lavished.satin.device

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