

**HACKNEY
& LEIGH**
Sales



Red Hills, Kendal

www.hackney-leigh.co.uk



Views



Reception Hall



Reception Hall

Red Hills

£650,000

Red Hills
Skelsmergh
Kendal
Cumbria
LA9 6NX

A very special Victorian home that the current owners have with care and attention to detail altered and improved creating a friendly family home that blends many original period features with 21st living. Boasting five good bedrooms and five bathroom/shower rooms (3 en-suite) that are complemented by the two reception rooms, study/gym, excellent breakfast kitchen with adjoining utility room and separate laundry room and a splendid conservatory that opens to the garden.

A property of true distinction that stands on a knoll on the outskirts of the town and enjoys fine southerly views over the South Lakeland landscape. There is a detached garage, ample parking and 2 fibre internet connections. The gardens and ground are private and easy to manage and the property offers true quality of space and character associated with its period. A home that is perfect for all the family be it for living, working or playing. An early appointment to view is highly recommended.

Accommodation (With Approximate Dimensions)

Entrance Porch With original tiled floor and plaster corning. Original coloured leaded light door incorporating impressions of Shakespeare and Byron, matching side panes and light well over. Fitted shelves for shoes, coats and bags.

Splendid Reception Hall A most welcoming entrance with polished parquet flooring and original plaster corning. Radiator and splendid pitch pine staircase to first floor. Glazed door with coloured panes to front porch with doaks hanging and double glazed door to front terrace.

Living Room 15' 4" x 14' 10 plus bay" (4.67m x 4.52m) A most attractive room with double glazed windows including a splendid circular panelled bay enjoying fine southerly views across the surrounding countryside picking up Skelsmergh Church and Kendal Castle in the distance. Original plaster corning and feature arch. Open fireplace with timber mantle and wood burning stove on a flagged hearth. Two radiators. B4RN and Sky TV connection points.

Living Area 16' 5" x 13' 11" (5m x 4.24m) Again enjoying splendid southerly views, two double glazed windows. Attractive timber fire surround with tiled inset and hearth and open fire. Plaster corning and picture rail. Two radiators. Door to:

Inner Hall Glazed door with coloured panes to:

Study/Gym 9' 7" x 9' 5" (2.92m x 2.87m) Part glazed door and sash window to courtyard. Attractive flooring, radiator and UV lighting strips.

Bathroom With attractive tiled floor and walls, fitted furniture including shelved linen cupboard. A three piece suite comprises, deep panelled bath with shower over, wash hand basin and WC. Radiator and heated towel rail, extractor fan and shaver point. Sash window.

Breakfast Kitchen 14' x 12' 3" (4.27m x 3.73m) Overlooking the



Living Room



Living Room



Living Room



Breakfast Kitchen



Breakfast Kitchen

garden with two double glazed windows, radiator and a attractive tiled floor that runs through into the utility and laundry/pantry room. Original plaster coming, ceiling rose and plate rail. Fitted with a range of Ashley Ann Designer In-frame painted Farrow & Ball units including glazed wall cupboard & solid oak worktops and Belfast sink. Integrated Neff microwave and tiled alcove with concealed extractor and splendid range oven with six ring gas hob. Matching central island unit with solid oak wood worktop incorporating a -person breakfast bar, integrated fridge, cupboards and drawer fittings. Phone land-line and BT fibre connection point.

Utility 8' 10" x 7' 9" (2.69m x 2.36m) Fitted with a range of wall



Breakfast Kitchen

and base units with complementary solid oak wood work tops and co-ordinating part tiled walls. Inset bowl and half sink with spray utility tap, integrated dishwasher and space for plumbed in American fridge. Down lights and two windows to the flagstone courtyard. Sliding door to:

Excellent Laundry/Pantry - 13' 11" x 5' 11" (4.24m x 1.8m) - with window and part glazed door to a paved courtyard. Extensive shelving, plumbing for washing machine and space for tumble dryer. Solid oak wood worktop and cupboard housing the oil central heating boiler and a UV filter for the private water.

Splendid Conservatory 18' 7" x 11' 4" (5.66m x 3.45m) A real room no matter what the season, UPVC double glazed with French

doors opening to the garden. Radiator, exposed stone work and tiled floor with under floor heating.

Half Landing With double glazed window and far reaching southerly views.



Conservatory

Spacious Landing Attractive staircase, plaster cornicing and ceiling rose, radiator. Shelved linen cupboard with light and access to: splendid loft with Velux window offering dear potential for further accommodation if required, subject to the necessary planning regulations.

Master Bedroom 14' 2" x 13' 9 plus bay" (4.32m x 4.19m) A mirror image of the sitting room enjoying far reaching views down to the

Kent Estuary. Double glazed windows and circular bay with panelling. Plaster cornicing, radiator and shelved alcove. Boutique-style en-suite shower room with complementary tiled floor and walls. WC and wash hand basin with mixer tap, walk-in cubicle with Aquas shower with rainfall head and separate handheld attachment. Shaver socket, extractor fan, heated electric towel rail and shelving for towels.

Bedroom Two 13' 10" x 13' 9" (4.22m x 4.19m) Enjoying splendid southerly views as far as the eye can see. Double glazed window, radiator and plaster cornicing. En-suite shower room tiled floor



Living Area



Utility

and walls, a three piece suite comprises, WC coloured glass wash hand basin and tiled cubicle with power shower. Vertical towel radiator, shaver point and extractor fan.

Bedroom Three 12' 6" x 10' 9" (3.81m x 3.28m) Double glazed window to the rear garden. Fitted wardrobes with cupboards over and vanity unit with inset wash hand basin. Plaster cornicing, radiator.

Bedroom Four 14' 2" x 10' 11" (4.32m x 3.33m) Overlooking the garden. Double glazed window, plaster coming and radiator. En-suite shower room with sash window, extractor fan and down lights. A three piece suite comprises; tiled cubicle with Mira shower, wash hand basin and WC. Attractive pebble tiled flooring, vertical towel radiator and shaver point.

Bedroom Five Currently in use as a dressing room with original bay window with window seat and panelling and aspect to the church, plaster coming and radiator. Previously used as an ample sized double bedroom.

Bathroom With sash window and deep sill. Attractive complementary tiled walls and floor. A three piece suite comprises; panel bath with shower over, contemporary vanity unit with wash hand basin, WC. Extractor fan, shaver point and down lights. Airing cupboard with hot water cylinder and shelving for linen.

Outside

Detached Garage 16' 4" x 16' 3" (4.98m x 4.95m) With up and over door, window. To the rear is a wood store and private



Master Bedroom



En-suite Shower



Bedroom Three



Bedroom Four



Side Aspect Lawn



Detailed OS Map

sheltered decking with far reaching views to the distant Langdale's & Scafell Pike. To the side, fruit bearing plum and apple trees.

Red Hills is approached by way of its private tree lined driveway which splits at the entrance one which leads up to the front entrance where you will find ample parking for several vehicles and one to the garage and rear entrance. The neighbouring property Cimondale has access over the rear drive to their property, with responsibility for maintenance of access.

The property stands in its own gardens and grounds which offer complete privacy and seclusion. They are well maintained with both formal and informal areas with south and west facing patios, large wrap-around grassed garden, backing on to open fields with 360 views, well stocked flower beds and borders, a attractive walled garden with connection for hot tub and paved courtyard.

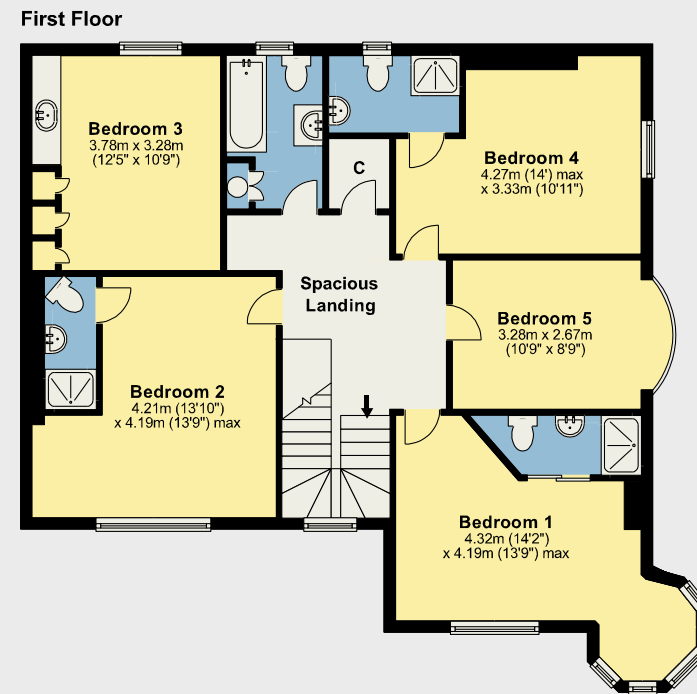
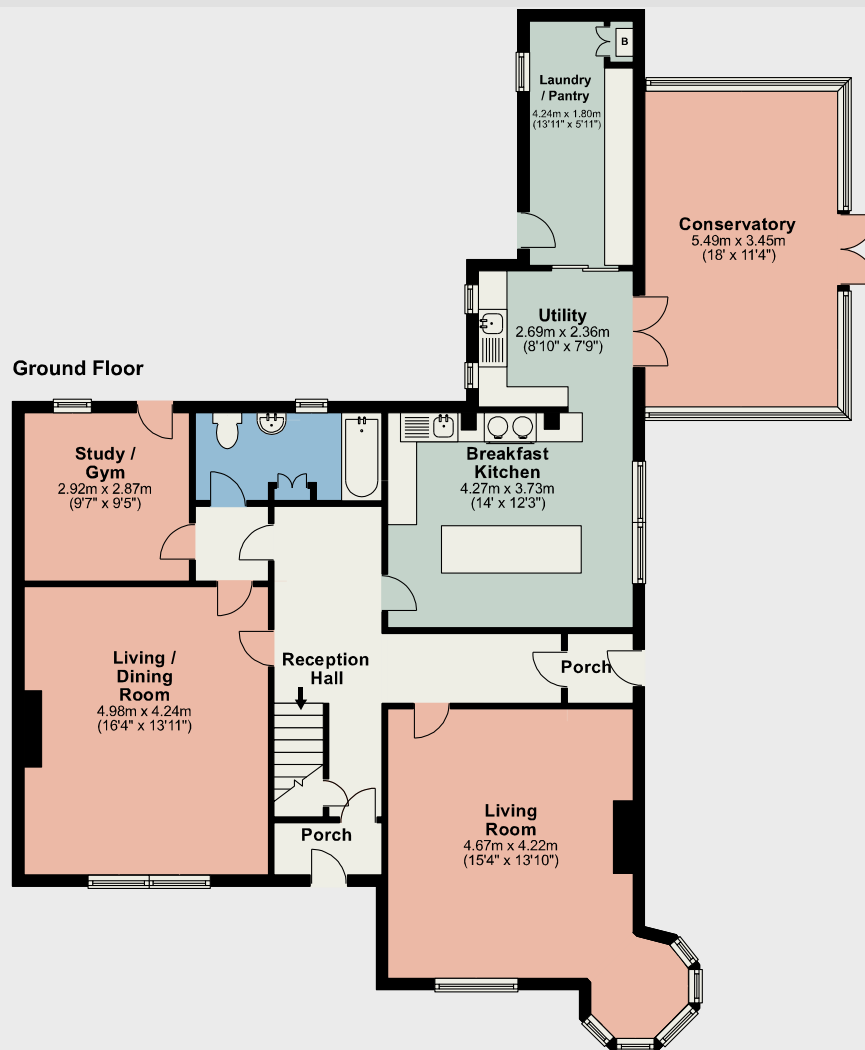
Services Mains electricity, mains water. Shared private drainage. Oil central heating. LPG gas for hobs in kitchens. Red Hills also has its own private water supply from a bore hole. Two fibre broadband connections (1000 mpbs BARN fibre to home & BT Fibre), Sky TV dish.

Council Tax South Lakeland District Council - Band F

Tenure Freehold

Viewing Strictly by appointment with Hackney & Leigh Kendal Office.

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



Total area: approx. 223.2 sq. metres (2402.2 sq. feet)

For illustrative purposes only. Not to scale. REF: K6317