



Laneside Farm, Skelsmergh
Asking Price £600,000

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Thomson Hayton Winkley



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An impressive barn conversion situated within over an acre of gardens, grounds and land on the northern fringe of Kendal. With four double bedrooms, four bathrooms, three reception rooms, two kitchens, conservatory, study, utility room, cloakroom, attic room, garage, carport and W.C.







LANESIDE FARM

An exciting opportunity to purchase an appealing semi detached barn conversion situated within over an acre of gardens, grounds and land with views towards Skelsmergh Church and the surrounding countryside. Located in a semi-rural location within the hamlet of Skelsmergh close to the Northern fringe of Kendal. The property offers easy access to the many amenities available both in and around the market town and is conveniently placed for both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

The well proportioned, versatile accommodation is ideal for a family and briefly comprises of an entrance hall, living room, kitchen, conservatory, generous double bedroom with en suite bathroom, two further double bedrooms, a four piece wetroom, shower room, doakroom and utility room to the ground floor and a generous landing, unique sitting room with balcony and fixed stair access to the attic room, excellent bespoke fitted kitchen, dining room, study, and a fabulous double bedroom with en suite bathroom accessed via a section of the fitted wardrobes. The property has double glazing throughout and has oil fired central heating combining underfloor heating with radiators. Outside offers generous gardens and grounds, a garage, car port, substantial parking and a paddock which in includes a pond and an orchard.

This fantastic home is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

20' 8" max x 18' 2" max (6.30m x 5.54m)

Double glazed door with adjacent double glazed windows, double glazed window, feature staircase, exposed beams, marble tiled flooring.

LIVING ROOM

18' 0" max x 15' 8" max (5.49m x 4.80m)

Double glazed door to conservatory, two double glazed windows, multi fuel stove to feature fireplace, original built in spice cupboard, exposed beams, solid pine floorboards.

KITCHEN

8' 5" max x 6' 5" max (2.58m x 1.96m)

Double glazed window to conservatory, base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge, tiled splashbacks, solid pine floorboards.

CONSERVATORY

17' 1" x 15' 4" (5.21m x 4.69m)

Double glazed French doors to patio, double glazed windows, partial double glazed roof, marble tiled flooring, wall lights.

UTILITY ROOM

17' 9" max x 7' 10" max (5.42m x 2.41m)

Timber door, double glazed window, sink with tiled splashback to fitted worktop, plumbing for washing machine, space for tumble dryer, oil central heating boiler, fitted wall cupboard and shelving.

BEDROOM

17' 7" x 11' 4" (5.37m x 3.47m)

Double glazed window, fitted wardrobes and dressing table with mirror and lighting.

EN SUITE

8' 4" max x 6' 4" max (2.55m x 1.94m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, fitted shelving to recess, extractor fan, recessed spotlights, tiling to walls and floor.

BEDROOM

14' 11" max x 9' 7" max (4.56m x 2.93m)

Two double glazed windows, radiator, built in wardrobe.

BEDROOM

12' 0" max x 9' 2" max (3.66m x 2.81m)

Double glazed window, radiator, built in wardrobes.

SHOWER ROOM

6' 10" x 5' 9" (2.09m x 1.76m)

Heated towel radiator, three piece suite comprises W.C., wash hand basin to vanity with panelled splashback and fully panelled shower cubide with thermostatic shower, recessed spotlights, partial tongue and groove to walls, fitted wall unit, wall light and mirror, solid pine floorboards.

WETROOM

8' 2" x 8' 0" (2.50m x 2.45m)

Heated towel radiator, W.C., wash hand basin, bath, thermostatic shower fitment, fitted shelving to recess, fitted mirror, extractor fan, recessed spotlights.

CLOAKROOM

6' 8" x 3' 0" (2.04m x 0.92m)

W.C. wash hand basin, extractor fan, partial tiling to walls, tiled flooring.





FIRST FLOOR

LANDING

9' 0" max x 8' 3" max (2.75m x 2.52m)

Double glazed window, double glazed Velux window, exposed beams.

SITTING ROOM

18' 8" x 17' 5" (5.70m x 5.31m)

Double glazed door to balcony, double glazed window, multi fuel stove to stone and marble feature fireplace, exposed beams, decorative beamwork to vaulted ceiling, fixed ladder access to attic room, built in multimedia cupboard, fitted cupboard, high level feature shelf, solid pine flooring.

KITCHEN

18' 5" max x 10' 7" max (5.63m x 3.23m)

Two double glazed windows, excellent range of bespoke solid oak base and wall units and fitted bench with storage, granite worktops, double Belfast sink, AGA, built in oven, electric hob, integrated fridge, freezer and dishwasher, decorative wood mouldings to ceiling, recessed spotlights, under wall unit lighting, tiled splashbacks, tiled flooring.

DINING ROOM

18' 7" max x 10' 6" max (5.68m x 3.22m)

Double glazed window, two double glazed Velux windows, exposed beams, decorative wood mouldings to ceiling, solid pine flooring.

STUDY

8' 0" max x 8' 10" max (2.46m x 2.71m)

Double glazed window, fitted desk and shelving, built in airing cupboard housing hot water cylinder, loft access, solid pine flooring.

BEDROOM

17' 4" max x 15' 1" max (5.29m x 4.62m)

Two double glazed windows, built in wardrobe with integral access to en suite, built in cupboard, exposed beams, solid pine flooring.

EN SUITE

8' 1" x 6' 6" (2.48m x 2.00m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and cast iron bath with mixer shower, fitted base and wall units, fitted mirror with lighting, extractor fan, recessed spotlights, partial tiling to walls, tiled flooring.

ATTIC ROOM

12' 9" x 9' 4" (3.89m x 2.86m)

Double glazed Velux window, light and power, exposed beams, access to loft space.

GARAGE

16' 2" x 10' 7" (4.93m x 3.25m)

Roller shutter door, pedestrian door, double glazed window, light and power, water supply, overhead storage with single glazed skylight.

CARPORT

30' 4" x 22' 6" (9.26m x 6.86m)

Lighting.

W.C.

5' 11" x 5' 1" (1.82m x 1.55m)

Timber door, single glazed skylight, lighting, W.C., wash hand basin with tiled splashback, tiled flooring.

OUTSIDE

There is off road parking to the front of the house together with a secure gated entrance to the rear where there is substantial parking, a turning circle which is also a beautiful pond with feature stonework, a garage and a car port. The generous gardens and grounds include a well maintained lawn and a lovely patio which features an original well, this has been covered for safety purposes. There is also an external W.C. The delightful paddock has a pond together with an orchard which includes a variety of productive apple, pear and plum trees.

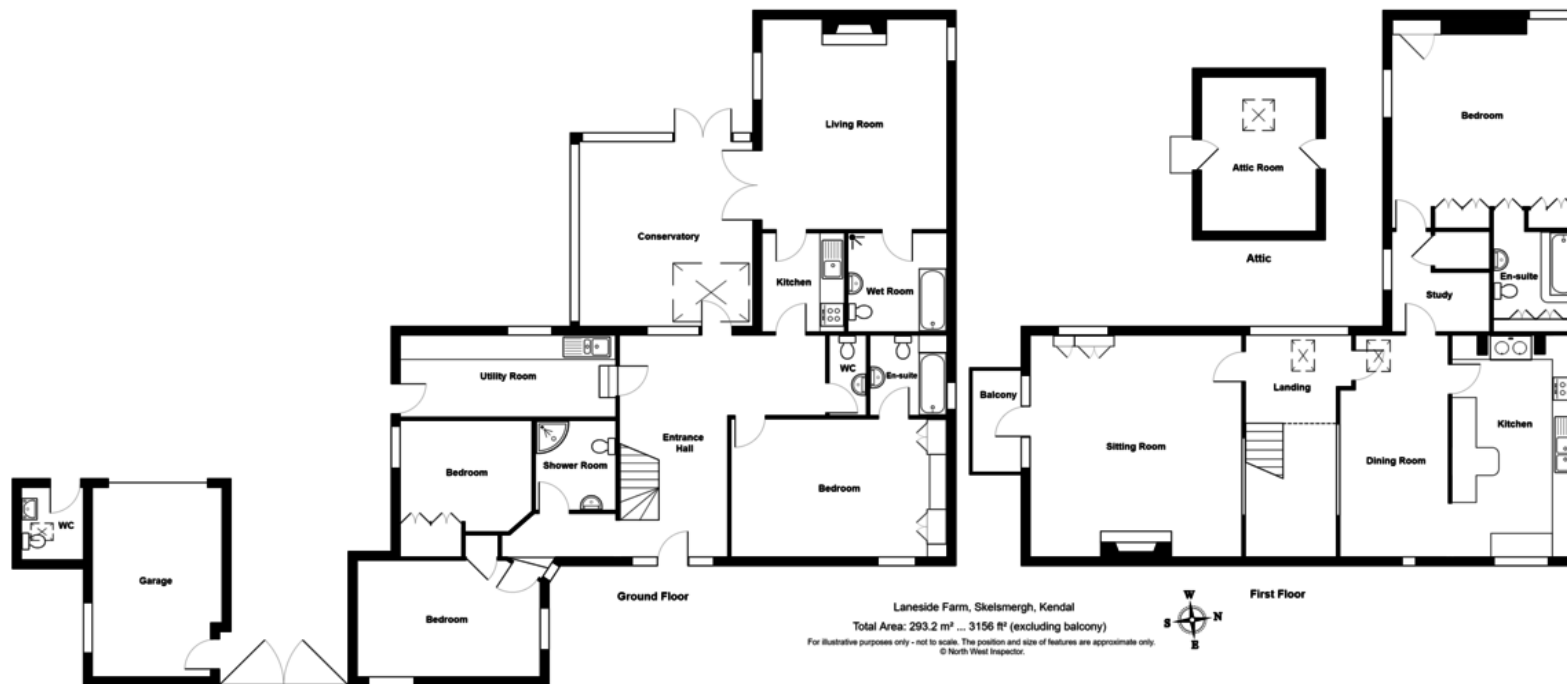
SERVICES

Mains electricity, mains water, oil fired heating, solar panels, non mains drainage.

COUNCIL TAX BANDING

Currently Band F as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

DIRECTIONS

Leave Kendal along the A6 Shap Road. Pass Kendal Rugby Club on the right and continue to pass the signpost marked Skelsmergh on the left then Laneside Farm is located on the left immediately after the signpost marked Mealbank 1.

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