







# Greenside

Oxenholme Lane, Natland, Kendal, Cumbria, LA9 7QH

Greenside is a former Westmorland Farmhouse that dates back to the 17th century and has in recent times undergone a sympathetic refurbishment to the highest of standards and specification creating a home of character, with interesting features and fine views - offered for sale in show home condition with the benefit of the current owner's impeccable taste and style you really have to arrange a visit to fully appreciate this excellent property.

Imagination, time and 21st century building know how have created this period property into a truly contemporary family home that offers five/six bedroom living space in one of South Lakelands picturesque villages being a short stroll next door to the local primary school and not much further to the village shop. A home to enjoy, with family and friends in all seasons, ideal for permanent living or perhaps as your very own bolt hole in the Lake District or even for those seeking an investment property ready for the holiday letting market.

## Quick Overview

- Immaculate Former Westmorland Farmhouse
- Five/Six Double Bedroom, Three Reception Rooms
- Double Garage, Garden & Beautiful Views
- Beautifully Refurbished Throughout
- Picturesque Village Location







# Welcome

What started life as a traditional 17th Century Westmorland Farmhouse - is this village property which has recently undergone an extensive refurbishment project both internally and externally and the vendors in the words of Kevin McCloud "have with thought and attention to detail retained the original integrity of the building" by blending period character and features with 21st century living. Altered and extended to a high standard and specification the vendors have created six excellent bedrooms and four bathrooms all with stylish finishes that are complemented by the attractive open plan style living space downstairs with a sunny dining kitchen, warm and inviting snug, sun room and utility room.

The original property has been stripped back, redesigned and extended with many original features including timbers and spice cupboards having been restored. The large integral garage offers plenty of space for not only the car/cars but also for those seeking workshop/hobby space and there are well tended gardens. The property is located in the heart of the village next door to the popular primary school and just a short stroll from the village green with its Norman church, village hall and shop.

The setting is first class being only a short stroll to the village green, church, post office and the primary school next door. Those that decide to view will on driving through the double gates and parking to the front of the double integral garage will at once begin to appreciate what has gone into creating this very special home in a picturesque village location.





# Reception Rooms

**Entrance Hall** double glazed panelled door and two double glazed full height side panels. Inset wall cupboard and two alcoves with slate sills and feature exposed stone work. Attractive oak flooring that runs through into the living room and dining kitchen. Radiator, down lights and staircase to first floor. Glazed panelled doors to living room and snug.

**Snug** a cosy room overlooking the front garden with open fireplace and flagged hearth with wood burning stove and timber mantle. Double glazed window with seat, down lights, radiator and TV aerial point.

**Living Room** a splendid room with two double glazed windows with deep sills with aspect to the front garden. Open fireplace with flagged hearth, timber mantle and wood burning stove. Two inset wall cupboards, one being an original 1680 spice cupboard. Exposed timbers and stone work, down lights and two radiators. TV aerial and telephone and broadband point. Deep under stairs cupboard

## Specifications

### Snug

15' 6" x 10' 5" (4.72m x 3.18m)

### Living Room

16' 3" x 11' 5" (4.95m x 3.48m)







# Dining Kitchen

## Specifications

**Dining Kitchen**  
20' 4" x 10' 3" (6.2m x 3.12m)

**Sun Room**  
7' 7" x 6' 9" (2.31m x 2.06m)

**Utility Room**  
6' 5" x 5' 5" (1.96m x 1.65m)

**Dining Kitchen** with double doors opening to the rear garden, Velux roof light and window to the garden, exposed stone work and timbers. Two contemporary vertical radiators, down lights, hatch to cellar room below. The kitchen is fitted with an attractive range of wall, base and drawer units with complementary granite worktops and matching uplift, drainer and inset single bowl sink. Kitchen appliances include a built in double oven and four ring halogen hob with granite splash back and stainless steel cooker hood and extractor, integrated fridge and freezer and dishwasher. Glazed door to the sun room.

**Sun Room** UPVC double glazed with door to a sheltered rear garden overlooking the school playing field.

**Utility Room** with oak flooring, double glazed window and Velux roof light. Fitted wall and base units, complementary working surface with single drainer stainless steel sink and plumbing for washing machine and space for tumble dryer. Vertical radiator, down lights. Door to garage.





# Master Bedroom Suite



## Specifications

### Master Bedroom

16' 11" x 11' 4" (5.16m x 3.45m)

### Walk-in Wardrobe

8' 3" x 7' 9" (2.51m x 2.36m)

## First Floor

**Landing** double glazed window with deep sill and view across to Scout Scar. Exposed timbers, down lights, radiator and staircase to second floor.

**Inner Landing** inset alcove with seat and shelved display niche. Velux roof light, down lights radiator and exposed beams. Deep shelved linen cupboard with Gledhill pressurised hot water cylinder.

**Master Bedroom Suite** a delightful calming room with valuated ceiling, two double glazed windows and fine open views across to Scout Scar, three radiators. TV aerial point.

**Walk-in Wardrobe** with radiator, down lights, hanging rails and shelving.

**En-suite Bathroom** light and airy with double glazed window and Velux roof light. Complementary tiled floor and walls, vertical radiator, wall mirror and extractor fan. A four piece contemporary suite comprises; free standing double ended bath and tap with shower attachment, large glazed walk-in shower cubicle with rainfall shower head and separate hand held attachment, vanity unit with wash hand basin and WC.







# First Floor Bedrooms

## Specifications

**Bedroom 2**  
12' 5" x 10' 7" (3.78m x 3.23m)

**Bedroom 3**  
11' 5" x 9' 1" (3.48m x 2.77m)

**Bedroom 4 / Study**  
9' 7" x 8' 0" (2.92m x 2.44m)

**Bedroom 2** fine open views, two double glazed windows, beams, down lights and radiator. TV aerial point.

**En-suite Shower Room** with double glazed window, attractive tiled floor and complementary part tiled walls and wall mirror. A three piece suite comprises; large glazed walk in shower cubicle with rainfall shower head, vanity unit with wash hand basin and WC. Extractor fan, down lights and vertical towel radiator.

**Bedroom 3** overlooking the school playing field across to The Helm. Radiator and double glazed window.

**Bedroom 4/Study** overlooking the front garden and Scout Scar. Radiator and double glazed window.

**Bathroom** complementary part tiled walls and floor, wall mirror, down lights and extractor fan. A three piece suite comprises; panel bath with Triton shower over, vanity unit with wash hand basin and WC.





# Second Floor Bedrooms

## Second Floor

**Landing** with two Velux roof lights, deep under eaves storage cupboards and exposed beams.

**Bedroom 5** two Velux roof lights, exposed timbers and beams, down lights and radiator. Deep under eaves storage cupboards.

**Bedroom 6** with two Velux roof lights, radiator and under eaves storage cupboards. Exposed timbers and beams.

**Shower Room** complementary tiled floor and part tiled walls, exposed timbers, down lights and extractor fan. A three piece suite comprises; fitted furniture with WC and wash hand basin and a large walk-in tiled shower cubicle. Vertical radiator.

### Specifications

#### Bedroom 5

10' 10" x 9' 5" (3.3m x 2.87m)

#### Bedroom 6

10' 10" x 10' 6" (3.3m x 3.2m)







## Outside

Integral Double Garage 20' 1" x 17' 1" (6.12m x 5.21m) with two up and over doors, work bench, power and light. Viessman gas boiler, plumbing for washing machine. Double glazed window and door to rear garden.

The property has the benefit of an enclosed walled garden to the front with double gates that open to a large gravelled driveway providing ample parking and turning. The lawns are well tended and the beds and borders wells stocked with a wide variety of spring bulbs, plants shrubs and mature trees.

To the rear adjoining the school playing field is an enclosed walled courtyard garden enjoying sunshine all day long with timber deck, gravelled areas and planted border. Outside tap and side access.

## Important Information

### Services:

Mains electricity, mains gas, mains water and mains drainage.

### Energy Performance Certificate:

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

### Council Tax Band :

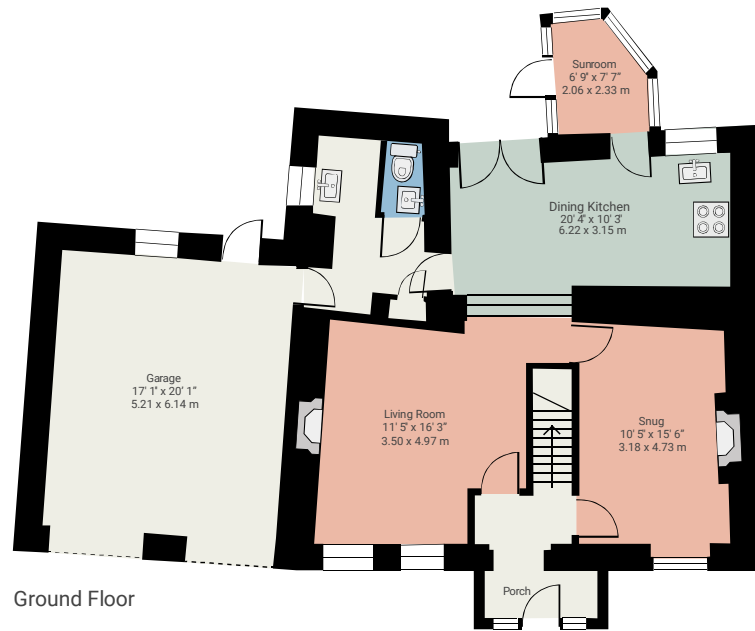
South Lakeland District Council - Band E

### Tenure:

Freehold

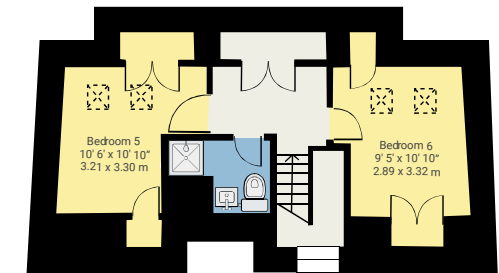


# Floorplan & Boundary Map

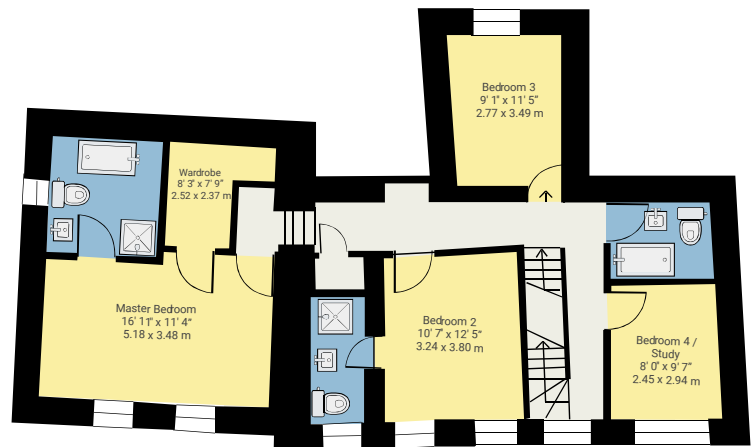


Approx. net internal area: 2118.25ft<sup>2</sup> / 196.79m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Second Floor



First Floor

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## Directions

Greenside, Oxenholme Lane, Natland, Kendal, Cumbria, LA9 7QH

Natland is an attractive and picturesque village that enjoys a thriving community situated to the south of the Market Town of Kendal offering good communications for visiting the Lake District and Yorkshire Dales National parks. Situated approximately 6 miles from the M6 (junction 36) and 1 mile from Oxenholme mainline railway station where London is under three hours away.

From Kendal proceed out of the town on the Burton Road, continue past the Westmorland General Hospital and take the first turning right sign posted Natland, onto Oxenholme Lane. Follow the road down and Greenside can be then be found on your left hand side just before the primary school.

## Viewings

Strictly by appointment with Hackney & Leigh Kendal Office.

**To view contact our Kendal office:**

Call us on 01539 729711

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