



 The Shippon



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10 Kiln Croft, Skelsmergh, LA9 6NE

Imaginatively designed and expertly converted this former Westmorland barn is presented to the highest standard and finish with four double bedrooms and two bathrooms that complement the splendid 30' living/dining room and fitted and equipped breakfast kitchen. Outside are landscaped patio gardens, a large garage, ample parking and a private walled south facing vegetable/fruit garden with timber garden shed.

Kiln Croft occupies a delightful rural location in a peaceful setting surrounded by rolling countryside, on the northerly fringe of the market town of Kendal, offering easy access to the Lake District National Park and a short drive to the mainline station at Oxenholme. With no upward chain and early possession and offered for sale in show home condition this really is a property that should be on your to view list.

Quick Overview

Beautifully Converted Barn

Four Double Bedrooms

Two Bathrooms

Delightful Peaceful Setting

Large Garage

Ample Off-Road Parking





Welcome

This delightful four bedroom home is situated in a very special development of individual homes which have been created with thought, care and imagination on the outskirts of The Market Town of Kendal.

The accommodation is well presented and laid out with a splendid 30' living/dining room and an excellent fitted and equipped breakfast kitchen, two double bedrooms and bathroom on the ground floor. With the master bedroom with Ensuite shower room and a fourth double bedroom on the first floor.

Outside is a large garage and ample parking, a private landscaped courtyard style garden and a most productive walled vegetable garden with timber shed. Whilst the property does have its own private garden areas the development is complemented by communal garden areas and discreet lighting. Viewing highly recommended.



Ground Floor

Open Canopy Porch

Entrance Hall warm and welcoming with attractive oak door with leaded lights and matching side panel. Complementary tiled floor, coving to ceiling. Polished oak stairs to upper and lower levels. Attractive oak glazed door with bevelled panes and two matching side panels opening to the living room.

Access via a retractable ladder to part boarded loft space with light.

Living/Dining Room a splendid room with two double glazed windows to the front enjoying an open aspect, and double glazed window and door with side panel to the rear patio garden. Contemporary inset gas fire with Lakeland slate surround and two matching fireside alcoves fitted with attractive bespoke bookcases and cupboards. Coving to ceiling, five wall light points and two radiators.

Specifications

Living/Dining Room
29' 9" x 16' 1" (9.07m x 4.9m)





Breakfast Kitchen

Specifications

Breakfast Kitchen
15' 5" x 9' 7" (4.7m x 2.92m)

Breakfast Kitchen fitted with an attractive range of wall and base units incorporating pan drawers, larder unit, wine rack and concealed down lights. Complementary working surfaces with inset Franke bowl and half stainless steel sink and co-ordinating part tiled walls. AEG Kitchen appliances include a built in double oven and a four ring halogen hob with Bosch stainless steel cooker hood with extractor over, integrated microwave, dishwasher, fridge/freezer and concealed Beko washing machine. Attractive tiled floor, coving to ceiling, down lights. Boiler cupboard with 'Worcester' oil central heating boiler and space for dryer. Aspect to rear patio garden with open field beyond.



Ground Floor Bedrooms

Spacious Lower Hallway with coving to ceiling, radiator and deep built in double cloaks cupboard.

Bedroom 3 (front) a good double room overlooking the front garden with views to surrounding countryside. Two built in wardrobes. Coving to ceiling, down lights and radiator.

Bedroom 4 (rear) with aspect to the rear garden, double glazed window, radiator and coving to ceiling.

Bathroom with complementary tiled floor and walls. A three piece suite in white comprises; panel bath with shower mixer tap, pedestal wash hand basin and WC. Vertical towel radiator, extractor fan and shaver and light point.

Specifications

Bedroom 3

15' 11" x 11' 2" (4.85m x 3.4m)

Bedroom 4

11' 2" x 11' 2" (3.4m x 3.4m)





First Floor Bedrooms

Specifications

Master Bedroom
20' 0" x 11' 2" (6.1m x 3.4m)

Bedroom 2
11' 4" x 11' 3" (3.45m x 3.43m)

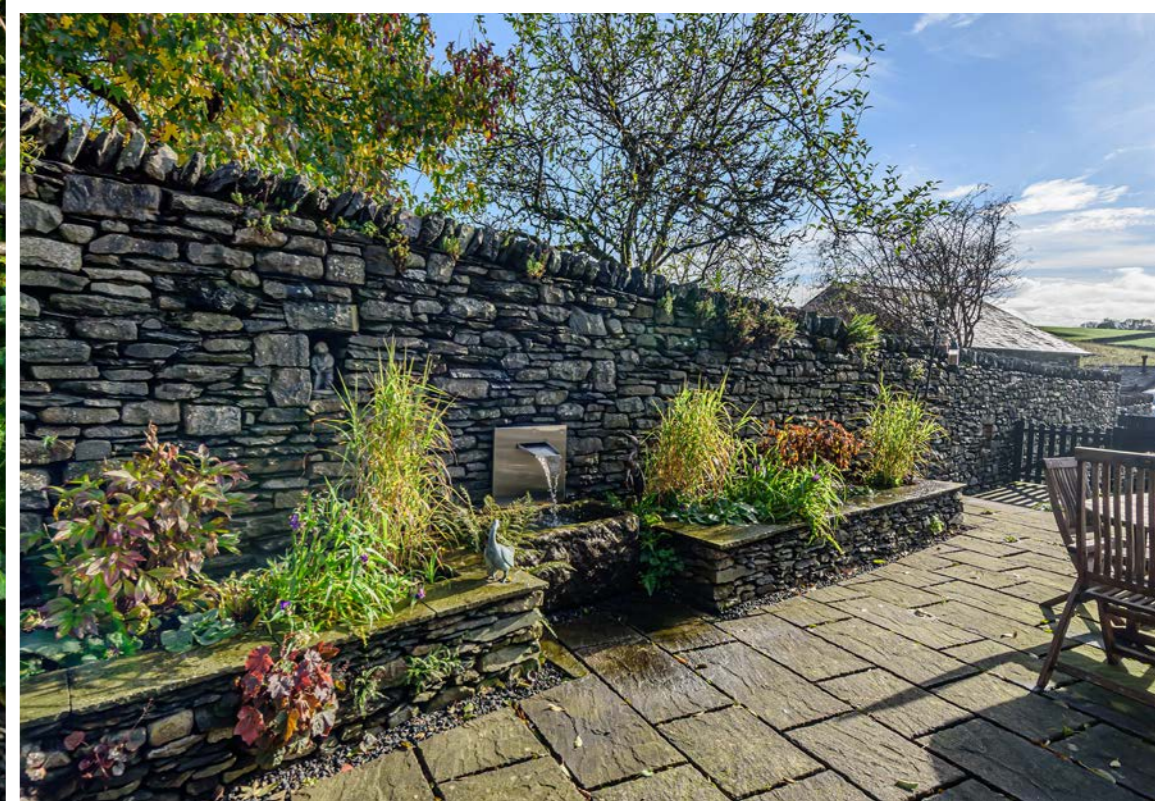
Landing with Velux roof light and two wall light points, coving to ceiling.

Master Bedroom a splendid room with views to the surrounding countryside. Fitted with a range of built in wardrobes, radiator and down lights.

En-suite Shower Room with attractive tiled walls and floor. A three piece suite comprising; tiled shower cubicle with Mira shower, fitted furniture with wash hand basin and WC. Vertical towel radiator, shaver point and down lights.

Bedroom 2 a pleasant room with Velux roof light and countryside views. Radiator.







Outside

Garage 20' 4" x 10' 5" (6.2m x 3.18m) with up and over door, additional power points and lights. The garage is situated at the rear of the property adjoining the very productive walled vegetable garden with fruit trees and timber garden shed.

There are attractive and well tended patio gardens to the front and rear having been landscaped for ease of management with colourful planted beds and borders including a contemporary wall water feature.

Gated side access leads to the garage where there is parking to the front together with a further parking for two vehicles to the front of the property.

Important Information

Services:

Mains electricity and mains water. Shared private drainage. Oil central heating. LPG for gas fire.

Broadband currently connected - to B4RN Hyper-fast Broadband offering 1GB download and upload speed 'the fastest available in the UK' @ 750 MPs and 500 MPs wireless

Majik house have installed TV aerial and telephone points in all rooms.

The property is also wired for an alarm - although not installed.

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.

There are certain areas of the development which are communal and these belong to the management company that has been formed and a charge of £480.00 for the year 2021 payable at £40 per month for expenses such as gardening, outside lighting and insurance of common parts, drainage and maintenance.



Total area: approx. 175.4 sq. metres (1889 sq. feet)

For illustrative purposes only. Not to scale. REF: K5058



Directions

The Shippon, 10 Kiln Croft, Skelsmergh, LA9 6NE

The property can be found by leaving Kendal on the Shap Road (A6) and continuing along to Skelsmergh. You will see Skelsmergh Church high on the hill on your right hand side, continue past and you will see the turning for Kiln Croft on your right. Follow the lane down into the development bearing right then left, number 10 is then found on your right hand side and you can park outside the front door. The garage is located at the far side of the house adjoining the walled garden.

The location is semi rural with plenty of countryside walks on the doorstep, yet rail links are a just short drive away from Kendal and Oxenholme from where you can be in London in under three hours.

Kendal Town known as the 'Gateway' to the Lakes boasts a library, supermarkets, churches, banks and medical practices, as well as specialist artisan providers and independent traders. A leisure centre is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's arts scene.

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Viewings

Strictly by appointment with Hackney & Leigh Kendal Office.

To view contact our Kendal office:

Call us on 01539 729711

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