



# Mires Head Farmhouse





# Mires Head Farmhouse

Grayrigg, Kendal, Cumbria, LA8 9EU

This former Westmorland farmhouse dating back to the mid 18th century is beautifully positioned on the outskirts of Grayrigg set in approximately half an acre of superb gardens and grounds. This wonderfully welcoming three bedroomed, stone-built cottage will win the hearts of those who view, whether they are seeking a dream family home, a peaceful retreat or a stylish holiday let with both the M6 motorway and Kendal within an easy drive.

Enjoying delightful views in all directions, this south facing cottage is as unique in its design as it is appealing in its presentation and has been tastefully and thoughtfully renovated to include a welcoming breakfast kitchen and separate utility room, cloakroom, spacious open-plan sitting/dining room, three bedrooms (master with ensuite) and a modern family bathroom. The gardens are an absolute delight including a wooded area running alongside the local beck leading up to a large grassy area beyond - come and see for yourself!

## Quick Overview

- Three bedroom detached former farmhouse
- Private rear garden & rural location
- Splendid open farm lifestyle views
- Good access to the Lake District & Yorkshire Dales National Parks







# Welcome

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For those who have ever dreamt of getting away from it all, but are perhaps a little daunted by the thought of possibly feeling a little isolated, once they get there, Mires Head Farmhouse has the perfect setting.

No more than a short drive from the village of Grayrigg with its primary school, church and village hall, together with easy access to central Kendal, you will nevertheless enjoy a true feeling of being in the midst of gorgeous countryside the instant you pull up on the driveway at this pretty cottage.

If you take a moment to enjoy the views before strolling around the gardens you will immediately appreciate something of what the current owners have lovingly created here. Alongside the formal garden areas - perhaps 'The Good Life' beckons as beyond the woodland track with its bluebells and ferns is a great open space adjoining open fields - an absolute heaven for wildlife and a haven for relaxation away from the stresses of modern life - and all of this is before you have even stepped over the threshold of the cottage itself.

The bright, south facing accommodation has been very thoughtfully designed and improved over the years and is very well balanced. The welcoming farmhouse kitchen sets the scene for the wonderfully sunny living room with its splendid stone fireplace and wood burning stove and the light and airy dining area that opens to a paved terrace for outdoor entertaining. There is also a utility room and cloakroom on the ground floor, with three bedrooms (the master having an en-suite shower room) and a stylish house bathroom above.

There is ample car parking space for all, and of course magnificent views south over rolling countryside. A lovely home, as welcoming as the day is long. Come and see for yourself, but be prepared to fall in love with this exceptional property.



# Dining Kitchen

**Dining Kitchen** A warm and welcoming entrance with two double glazed windows to the front and side overlooking the garden and open fields. Fitted with an attractive range of farmhouse style wall, base and drawer units with display shelving, complementary solid oak work tops with matching uplift, breakfast bar and inset Belfast sink. Kitchen appliances comprising; a dual fuel range Hotpoint twin oven with five ring gas hob and electric hot plate, concealed extractor hood, integrated dishwasher and fridge. Feature exposed stone wall and attractive sandstone flooring with underfloor heating. Door to:

## Specifications

**Dining Kitchen**  
17' 4" x 10' 8" (5.28m x 3.25m)

**Utility Room**  
6' 9" x 6' 8" (2.06m x 2.03m)

**Utility Room** with the attractive sandstone flooring running through from the kitchen with underfloor heating. Range of fitted cupboards and complementary work surfaces. Integrated fridge freezer and plumbing for a washing machine. Stable door to the outside patio area.







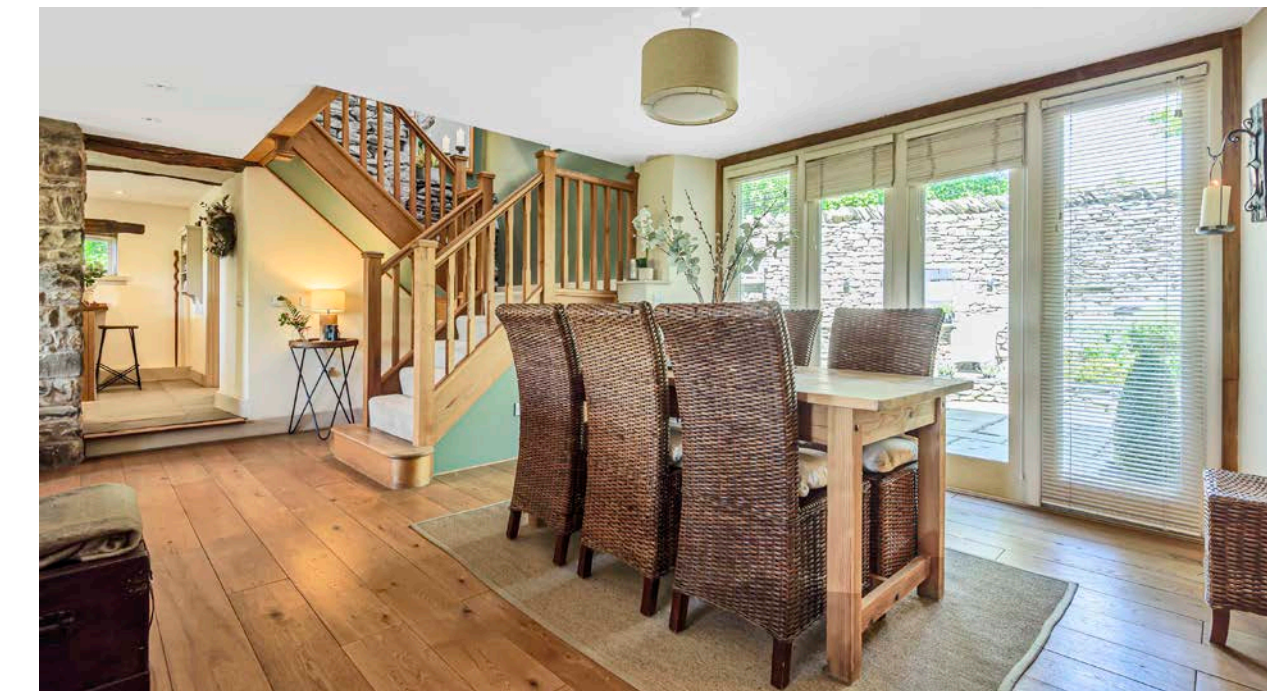
## Splendid Living Room

### Specifications

**Living Room**  
25' 1" x 19' 7" (7.65m x 5.97m)

**Living Room** A simply delightful through room with mellow oak flooring with underfloor heating and an attractive return oak staircase to the first floor, a splendid stone fireplace with raised hearth and wood burning stove. South facing with two double glazed sash style windows with exposed oak lintels and deep sills overlooking the front garden and stunning far-reaching countryside views, and double glazed patio doors with two full height matching side panels opening onto a paved terrace ideal for outdoor entertaining. HDMI and power for wall mounted TV, integrated SKY HD port, the facility for 5.1 surround sound, telephone points, ample under stairs storage space.

**Cloakroom** with a contemporary vanity unit with wash hand basin and W.C. Attractive sandstone flooring, part panelled walls, down lights.





# Spacious Landing

## First Floor

**Spacious Landing** with feature exposed stone wall and inset display niche, Velux roof light and vaulted ceiling. Double glazed sash style window with exposed lintel and deep sill overlooking the garden. Access to main loft.

Step up to Inner Landing area with full height cupboards providing excellent storage including airing cupboard with radiator. Access to second loft space.







## Bedroom One Suite

### Specifications

**Bedroom One with En-suite  
Shower Room**  
14' 1" x 13' 3" (4.29m x 4.04m)

**Bedroom One with En-suite Shower Room** A tranquil room full of light with floor to ceiling double glazed windows overlooking the rear garden and a vaulted ceiling with two Velux roof lights, contemporary vertical radiator. Solid oak door with cast iron fittings,

En-suite shower room 10'8" x 6'8" (3.25m x 2.03m) with vaulted ceiling and down lights and complementary part tiled walls. A three piece suite comprises: a large glazed walk-in shower with thermostatic shower with rainfall head, wall-hung wash hand basin and W.C. Chrome towel rail and extractor fan. Double glazed sash style window with exposed lintel and deep sill to the front with open aspect. Solid oak door with cast iron fittings.





# Bedrooms Two & Three



## Specifications

### Bedroom Two

11' 5" x 11' 2" (3.48m x 3.4m)

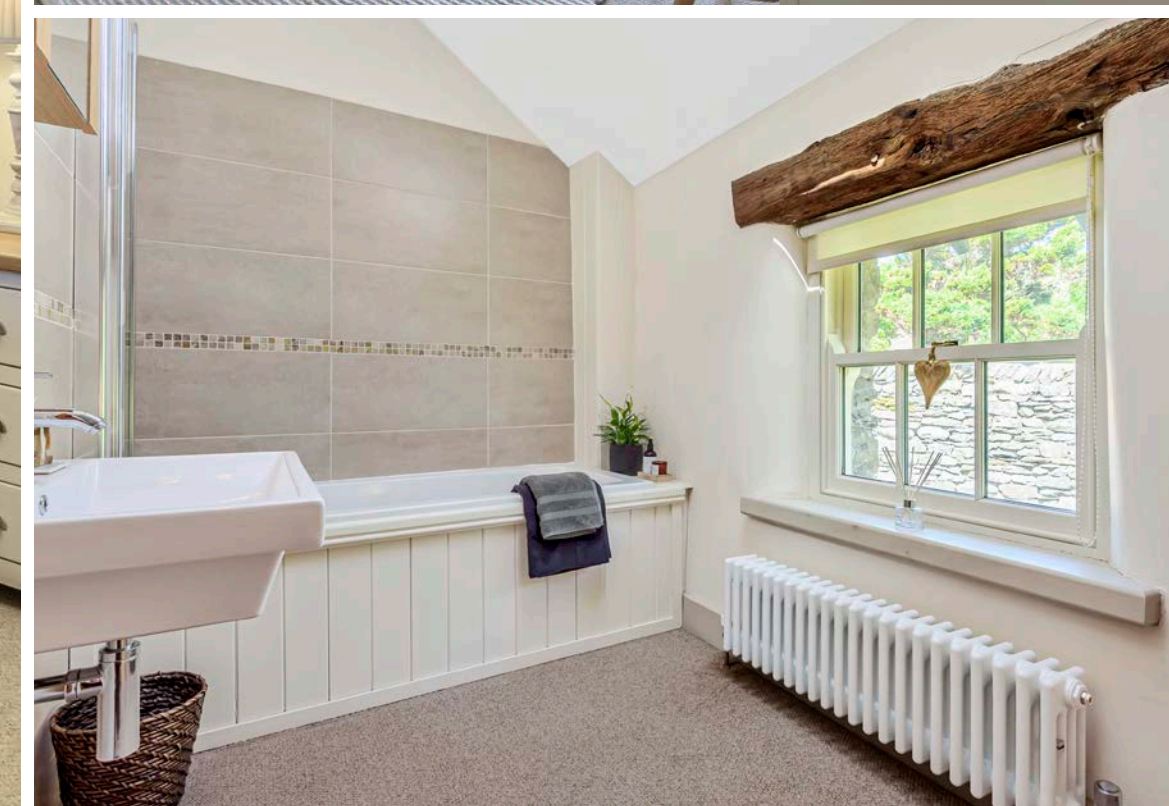
### Bedroom Three

12' 5" x 10' 6" (3.78m x 3.2m)

**Bedroom Two** a pretty south facing room with vaulted ceiling, feature painted stone wall and contemporary vertical radiator, double glazed sash style window with exposed oak lintel and deep sill overlooking open fields to the front. Fitted wardrobe with oak doors, hanging rail and shelving, plus storage above. Solid oak door with cast iron fittings.

**Bedroom Three** a delightful south facing room with double glazed sash style window with exposed oak lintel and deep sill enjoying far reaching views across to Lambrigg fell. Feature painted stone wall and contemporary vertical radiator. Excellent walk-in wardrobe with fitted cupboards and shelving with down lights. Solid oak door with cast iron fittings.

**House Bathroom** A three piece suite comprises of; a panel bath with thermostatic shower with rain shower head over, wall-hung wash hand basin and W.C. Feature exposed stone wall, Complementary part tiled walls, extractor fan and radiator. Double glazed sash style window with exposed oak lintel and views to the rear garden and fields beyond. Velux roof light and down lights. Solid oak door with cast iron fittings.







## Outside

**Stone & Slate Outbuilding** 8' 2" x 6' 8" (2.49m x 2.03m) with flagged floor, power and light. UV water treatment filter and Firebird Enviromax oil boiler. Pressurised pump for water.

**Gardens & Grounds** The gardens are an absolute delight. Whether you prefer a formal setting, or a more natural feel, there is something for everyone here. The current owners have lovingly created a superb setting for relaxation and enjoyment, with plenty of capacity for adventure and excitement too if you or the kids have the inclination. The sunny, cottage gardens to the front and rear enjoy wonderful southerly views and make the perfect spot for a glass of something cool on a warm summers evening. The front being a typical cottage walled garden with planted borders and gravelled sitting area. The rear gardens are well stocked with a wide variety of colourful plants and mature shrubs, being laid out over three easy levels with a sheltered paved courtyard with two log stores on the lower level, a patio area for alfresco dining and lawned garden to the upper levels. Then stroll through the woodland that runs alongside the beck up to a magical open space that offers potential for the new owners to use their imagination to create space for their own needs. An abundance of footpaths and cycle routes are available from the property to the village and outlying fells, as well as adjoining The "Dales Way".

## Important Information

### Services:

Mains electricity. LPG Gas for range cooker. Shared private water. Private drainage. Oil central heating. Hard wired heat and smoke alarm. B4RN hyper fast broadband. Facility for BT services. Satellite Dish. Council waste and recycling collection. Full house alarm system.

### Council Tax Band :

South Lakeland District Council - Band E

### Tenure:

Freehold

### Energy Performance Certificate:

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

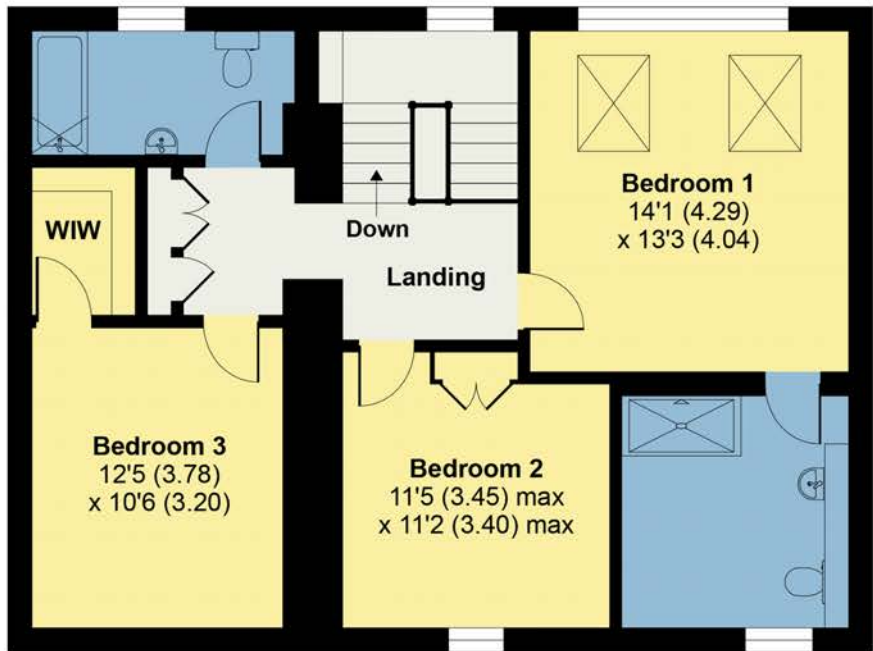




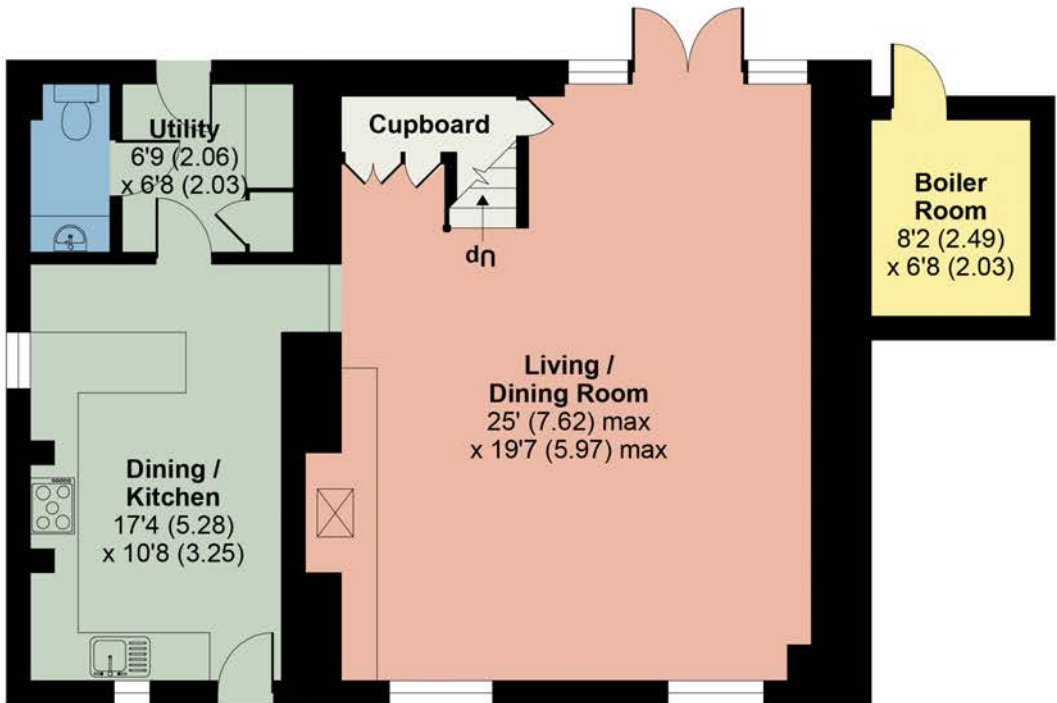
# Mire Head, Grayrigg, Kendal, LA8

Approximate Area = 1654 sq ft / 153.6 sq m  
Outbuilding = 54 sq ft / 5 sq m  
Total = 1708 sq ft / 158.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## Directions

Mires Head Farmhouse, Grayrigg, Kendal, Cumbria, LA8 9EU

Mires Head Farmhouse enjoys a south facing rural position, close to the village of Grayrigg to the north east of the market town of Kendal in a peaceful location that offers access to both the Lake District and the Yorkshire Dales National Parks.

Leaving the market town of Kendal by way of the A685 head towards Tebay. Follow the road along into the village of Grayrigg, continuing up and out of the village, then take the first right signposted Lambrigg. Follow the road along taking the second turning on your right continue along passing through Broad Head Farm, then taking the first right immediately after the farm, follow the lane down and Mires Head is then the first property on the right.



## Viewings

Strictly by appointment with Hackney & Leigh Kendal Office.

**To view contact our Kendal office:**

Call us on 01539 729711

100 Stricklandgate, Kendal, Cumbria, LA9 4PU

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