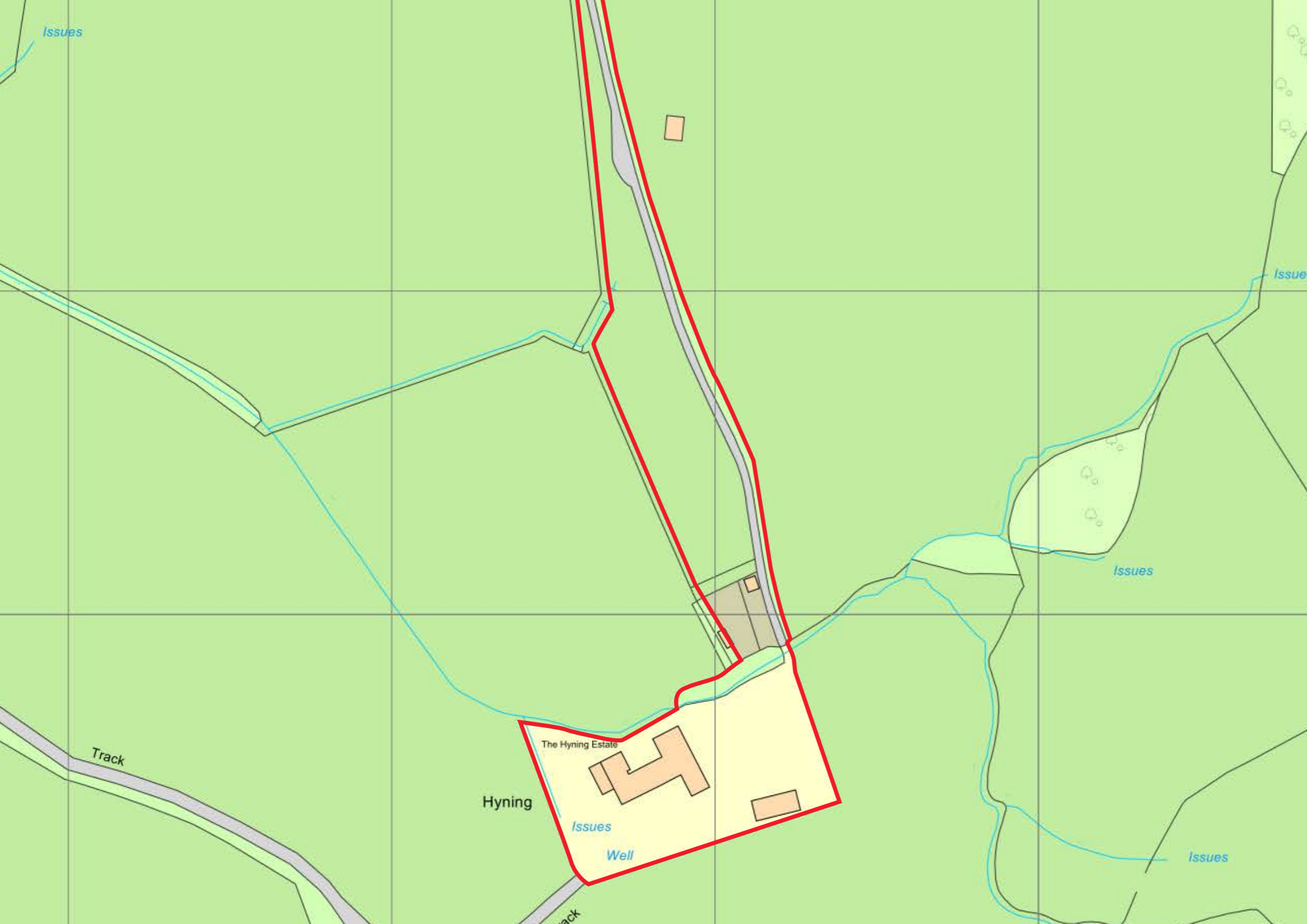




 The Hynning Estate



# The Hyning Estate

Grayrigg, Kendal, Cumbria LA8 9BX

Enjoying a stunning setting in a peaceful corner of the Lake District offering equally good access to The Yorkshire Dales, this beautiful holiday letting complex includes 8 stylish and adaptable cottages and apartments with superb views sitting in approximately 2.5 acres of grounds. The perfect property portfolio or lifestyle change opportunity.

Each property is individually designed to the owners impeccable standards with the adaptable range including everything from three-bedroom, two-bathroom cottages, to one bedroom apartments. With a real commitment to being "Green", this environmentally friendly development is heated by a combination of a ground source heat pump (GSHP) and solar panels, having only a negligible impact on the environment.

## Quick Overview

- Superb holiday complex of 8 cottages and apartments
- Beautiful setting with stunning views
- A outstanding lifestyle change or portfolio opportunity
- Excellent access to the Lake District and Yorkshire Dales





# Welcome

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The Award Winning Hying Estate provides luxurious, high quality, 'Green', self catering accommodation on the edge of The Lake District and Yorkshire Dales National Parks just minutes from the M6 and from Oxenholme Railway Station with direct links to Euston and Edinburgh. The Awards so far include Visit England 5 Star, Visit England Gold, Green Tourism Gold and Cumbria Tourism 2015 Winner, but this unique development has also won the hearts of everyone who has stayed in any of these sumptuous cottages and apartments.

Peacefully located away from the crowds and yet offering superb access to both the Lake District and the Yorkshire Dales National Parks, The Hying Estate welcomes holiday guests returning year after year to enjoy not only the exceptional quality of these immaculate homes, but also the panoramic views over rolling fields to the Coniston Mountain range, parts of The Kentmere Horseshoe and Whinfell Beacon.

Set in around 2.5 acres of beautiful grounds, each of these eight unique and individually designed stone built properties has been finished and equipped to exacting standards with care and imagination, not to mention an impressive attention to detail. Local craftsmen, carpenters and blacksmiths have been employed to create more than a touch of 21st century luxury within what is believed to be, in part at least, a 360 year old property. The 17th Century farmhouse, replete with exposed beams and plenty of authentic charm, was extended in the 18th century, and again in Victorian times, and with the adjoining barns now stylishly converted, The Hying truly is something special.

With beautiful oak kitchens with granite worktops, quality appliances and stylish bathrooms, each property offers its own individually welcoming feel, enhanced throughout by real wood burning stoves. A seamless blend of traditional quality combines with high specification modern day luxuries and comforts such as polished limestone floors, underfloor heating and triple glazed doors and windows. The Hying Estate is reassuringly as future proofed as it can be - with superb "green" sustainability to almost "passive house" standards, employing high levels of thermal insulation, mechanical ventilation and heat recovery (MVHR), ground source heat pumps, solar thermal panels and electric car charging points - a magnificent example of what can be created with the future of the planet (not to mention fuel bills) in mind.

From a practical point of view, the accommodation is superbly adaptable. Interconnecting doors discretely link Hall Beck Cottage with The Old Farmhouse, and The Old Forge with The Granary, making them ideal for those seeking space for extended family gatherings or party celebrations and some even have the benefit of additional hand-crafted fold down beds in the living rooms should there be any need to accommodate any over-spill. Indeed, the entire development may be considered an ideal wedding, party or conference/team-building venue for example, for those who may wish to consider options away from straight forward holiday letting.

The Hying Estate offers the perfect location for a lifestyle change with the option of residing in any one of these beautiful homes whilst running the business in a "hands on" manner, or even letting on assured shorthold tenancies to satisfy the ever increasing demand in this unique location. The detached office and laundry provides the ideal work base on site, and may even offer further development opportunities (subject to consent being obtained) if desired. The estate also provides a simply wonderful investment portfolio opportunity with plenty of options to further develop the business going forward. The current owners do not allow pets, for example, and always currently leave one vacant day between lets and amending these policies could further enhance the return significantly should you so wish, whilst some may even consider adding further attractions, such as introducing hot tubs or even providing catering for guests as The Byre includes a commercial style kitchen which at one time was considered as a bar/restaurant/function area. There is even the option to sub-divide the development (subject to consent being obtained) should you so wish, as each individual unit is delightfully appealing in its own right.



# Hall Beck Cottage

Full of character this Victorian extension to the original farmhouse includes ; Ground Floor - An excellent living/dining room and large fitted breakfast kitchen together with an interconnecting door through to The Farmhouse for providing a single dwelling for large family/party gatherings.

First Floor - Master Bedroom with en-suite bathroom, Bedroom 2 with roof balcony and Bedroom 3 with bespoke staggered bunk beds. House Bathroom with large walk-in shower.

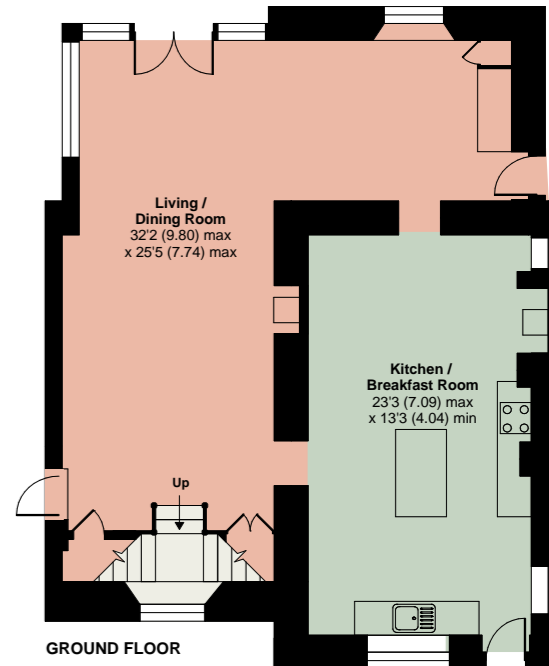
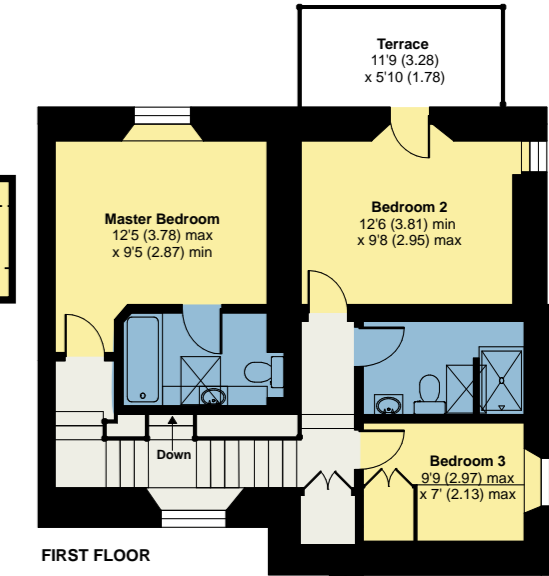


## Hall Beck, The Hying Estate, Grayrigg, Kendal, LA8

Approximate Area = 1503 sq ft / 139.6 sq m  
For identification only - Not to scale



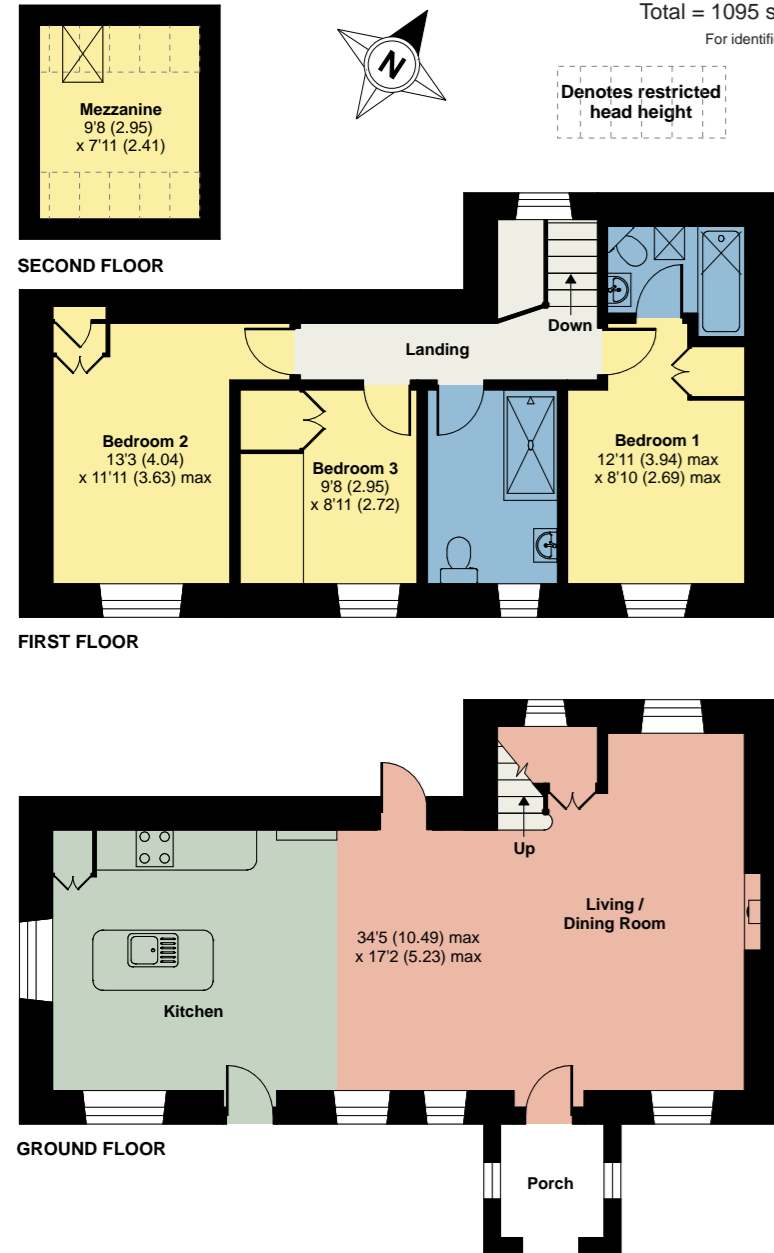
Master Bedroom  
Mezzanine



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2022. Produced for Hackney & Leigh. REF: 833654

# The Old Farmhouse, The Hying Estate, Grayrigg, Kendal, LA8

Approximate Area = 1059 sq ft / 98.3 sq m  
 Limited Use Area(s) = 36 sq ft / 3.3 sq m  
 Total = 1095 sq ft / 101.7 sq m  
 For identification only - Not to scale



# The Old Farmhouse

This 17th Century former farmhouse was extended in the 18th century and includes; Ground Floor - overlooking the front garden and with an interconnecting door to Hall Beck Cottage. Traditional entrance porch with a beautiful oak front door opening into an excellent open plan living/dining kitchen with exposed beams, nooks and crannies and limestone flagged floor along with an Inglenook fireplace with Morso wood burning stove. High quality fitted oak kitchen with granite surfaces and fitted kitchen appliances.

First Floor - Master bedroom with ensuite bathroom, two further bedrooms with one built-in bunk beds. House Bathroom with a large walk-in shower.



# The Byre

Originally designed as a bar/restaurant/function area with a commercial kitchen, now employed as a substantial three bedroom holiday rental.

Ground Floor - Traditional oak and slated canopy porch to the front with paved patio. Splendid living/dining room with a warm and welcoming atmosphere with oak beams, limestone flagged flooring and with full length windows providing panoramic views across the large private paved inner courtyard and beck to the distant Lakeland fells. Large inglenook fireplace with Dovre canopied wood burning fire/stove. High quality fitted and equipped kitchen for commercial or domestic use. Two excellent double bedrooms, house bathroom and separate disabled toilet.

First Floor - Master mezzanine bedroom suite with oak planked flooring and glass and oak balustrade overlooking the living room and the splendid views to the distant Lakeland fells. Large Bathroom with walk-in shower.

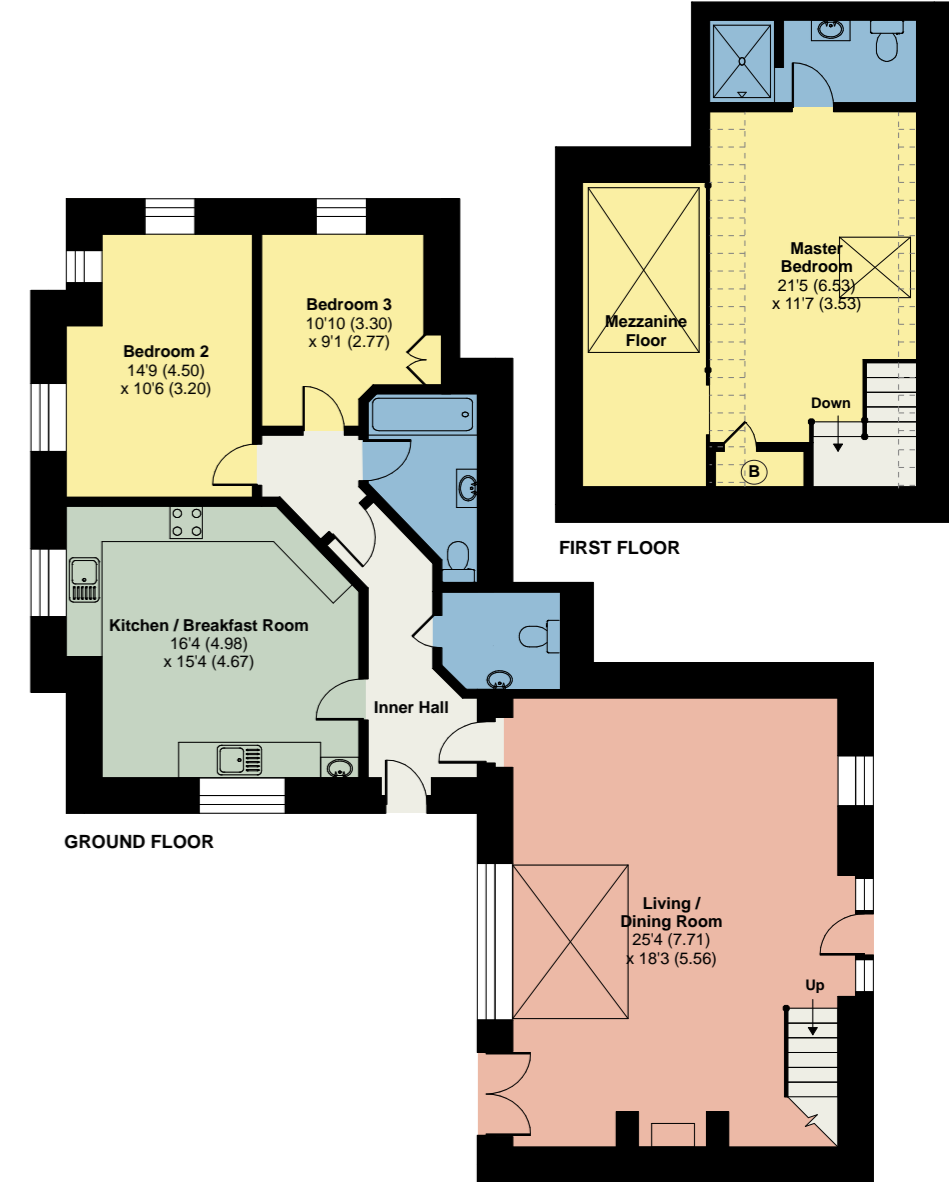


## The Byre, The Hying Estate, Grayrigg, Kendal, LA8



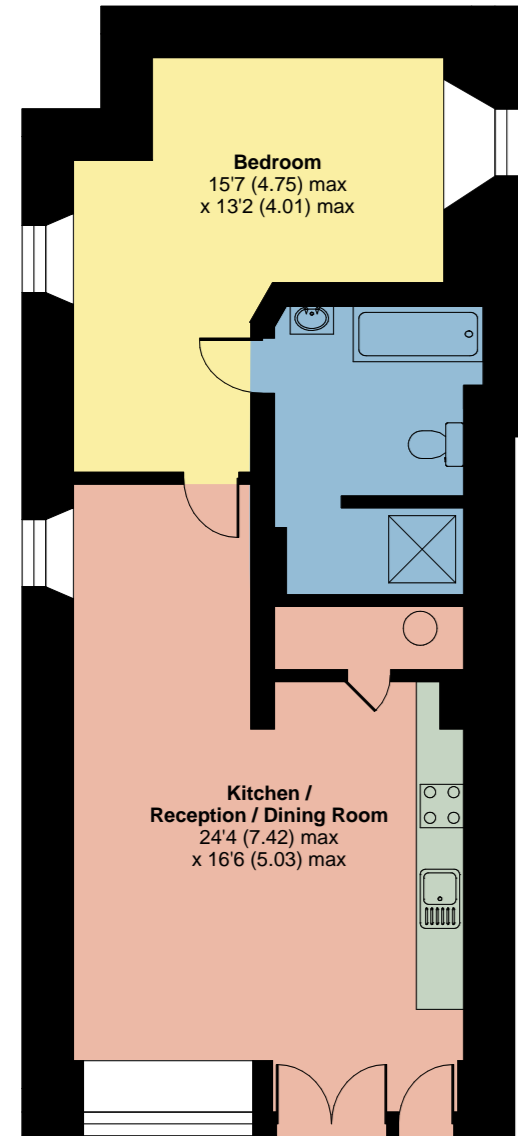
Denotes restricted head height

Approximate Area = 1506 sq ft / 139.9 sq m  
Limited Use Area(s) = 63 sq ft / 5.9 sq m  
Total = 1569 sq ft / 145.8 sq m  
For identification only - Not to scale



**The Carriage House, The Hying Estate, Grayrigg, Kendal, LA8**

Approximate Area = 675 sq ft / 62.7 sq m  
For identification only - Not to scale



**GROUND FLOOR**



# The Carriage House

Carefully designed for less abled or older guests with the accommodation all at ground level with wide access doors.

Walled patio area and traditional oak and slate canopy porch. Bright and spacious open plan living/dining kitchen with floor to ceiling glass doors and windows to the front, polished limestone floors and Morso wood burning stove. The high quality oak kitchen is fully equipped. Large bedroom area with double and single beds, excellent Bathroom/Wet room with walk-in/wheel-in shower.



# The Tack Barn

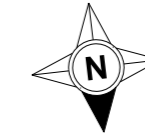
An attractive oak and slate canopy walkway runs the full length of the Tack Barn, Bake House, The Old Forge and The Granary offering sheltered sitting space.

Ground Floor - A traditional Oak door opens into entrance hall with stairs to the first floor. Attractive open plan living/dining kitchen with Morso wood burning stove and a polished limestone floor. Large window and patio doors opening to a Juliette balcony. High quality fitted and well equipped oak kitchen.

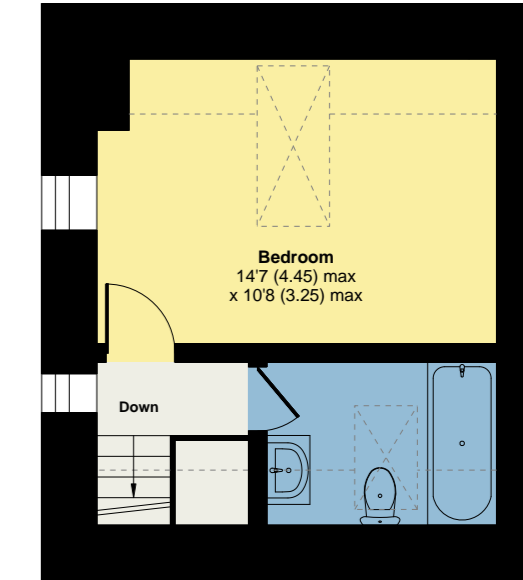
First Floor - Large double bedroom and large bathroom.



## The Tack Barn, The Hying Estate, Grayrigg, Kendal, LA8



Approximate Area = 440 sq ft / 41 sq m  
Limited Use Area(s) = 58 sq ft / 5 sq m  
Total = 498 sq ft / 46 sq m  
For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



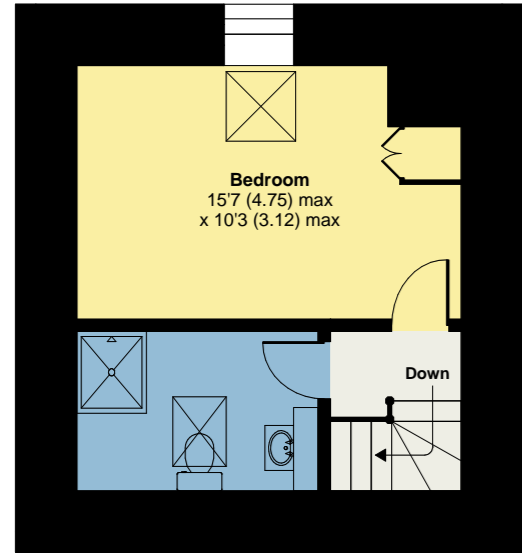
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nacheom 2022. Produced for Hackney & Leigh. REF: 833665



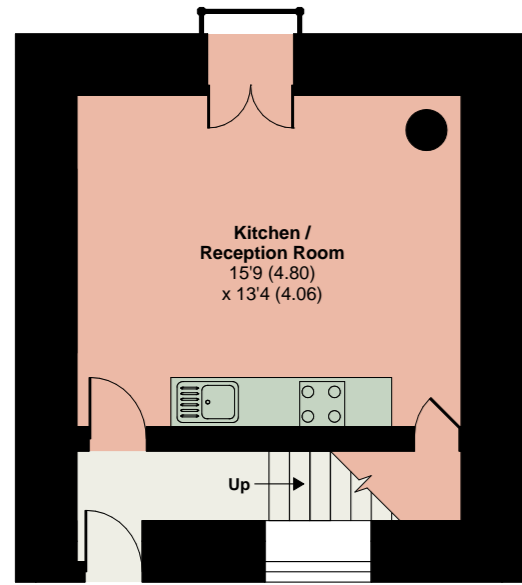


# The Bake House, The Hyning Estate, Grayrigg, Kendal, LA8

Approximate Area = 544 sq ft / 50.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hackney & Leigh. REF: 833667



# The Bake House

An attractive oak and slate canopy providing sheltered sitting space.

Ground Floor - A traditional Oak door to entrance hall with stairs to the first floor. Attractive open plan living/dining kitchen with Morso wood burning stove and a polished limestone floor. Patio doors opening to a Juliette balcony. High quality fitted and equipped oak kitchen.

First Floor - Large double bedroom and large bathroom with walk-in shower.



# The Old Forge

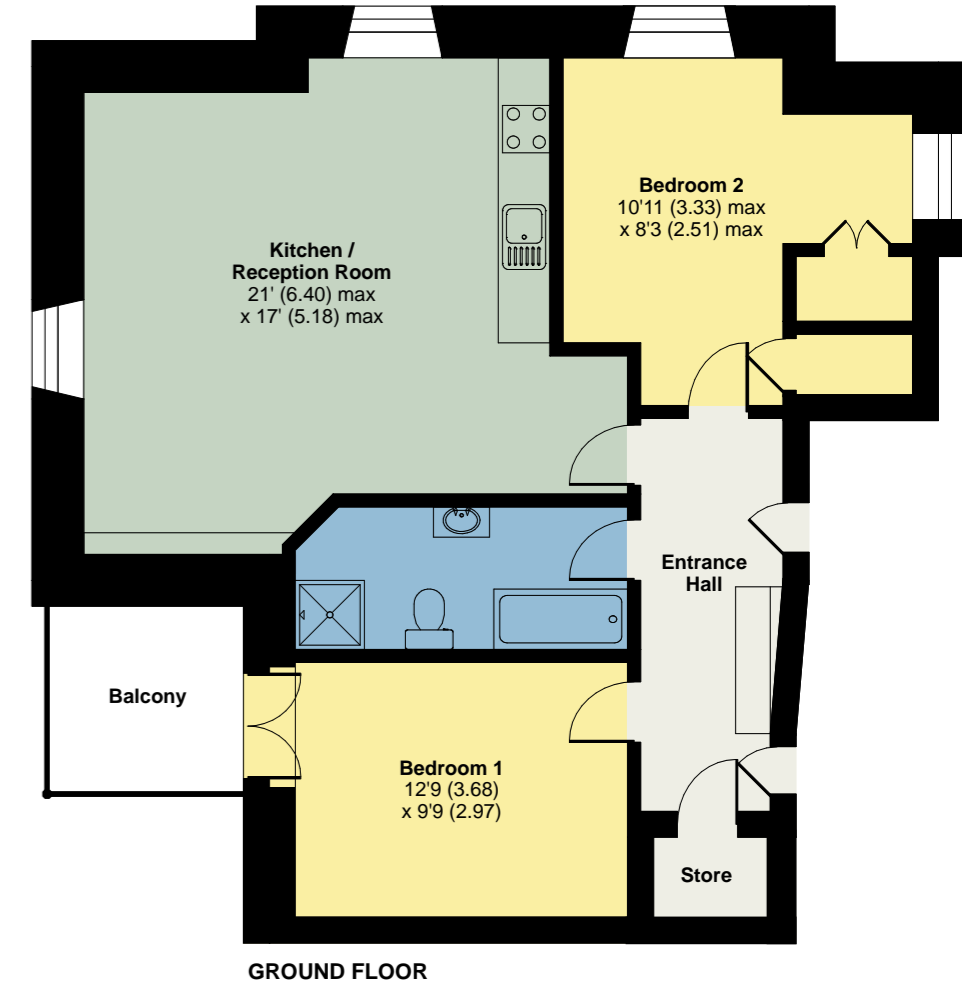
Can be linked via interconnecting doors to the adjoining Granary, offering great space for the larger family get together or party celebrations.

Attractive oak and slate canopy providing sheltered sitting space. Oak door to entrance hall with limestone polished floor that runs into the living area. Concealed door to The Granary. Attractive living/dining room with Morso wood burning stove and high quality fitted and equipped oak kitchen. Two large double bedrooms, one with door to a roof balcony. Bathroom with walk-in shower.



## The Old Forge, The Hying Estate, Grayrigg, Kendal, LA8

Approximate Area = 796 sq ft / 74 sq m (excludes store)  
For identification only - Not to scale

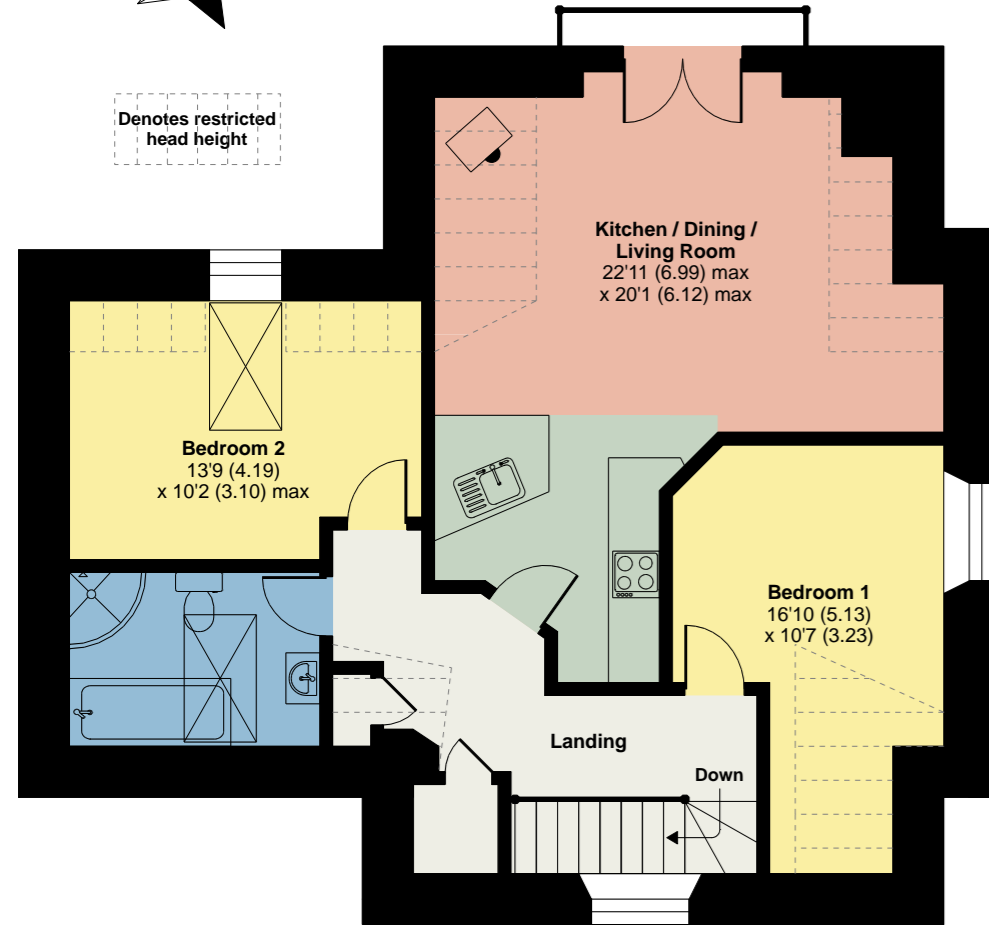


# The Granary, The Hying Estate, Grayrigg, Kendal, LA8

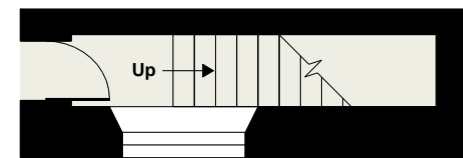
Approximate Area = 738 sq ft / 68.5 sq m  
 Limited Use Area(s) = 139 sq ft / 12.9 sq m  
 Total = 877 sq ft / 81.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



# The Granary

Attractive oak and slate canopy providing sheltered sitting space.

Ground Floor - Traditional Oak door to entrance hall with staircase to the first floor. Door to The Old Forge.

First Floor - Landing with store cupboard. Splendid open plan living/dining kitchen with vaulted ceiling and feature full length arched picture window opening to a Juliette balcony. Polished limestone flooring and Morso wood burning stove. High quality fitted and equipped oak kitchen.

Two large double bedrooms, one with dressing area. Large bathroom with separate bath and shower.



## Detached Reception/Laundry

A detached building with a curved roof insulated and strengthened for the future addition of a green (living) roof and having metered 3-phase electricity and heat. This building is the perfect base in which to manage the holiday lettings, and may even hold further development potential (subject to any necessary consents being obtained).

Reception/Office - with double glazed doors and windows, polished limestone flooring with underfloor heating and wood burning stove. Shower Room.

The Laundry - Double glazed with polished limestone flooring with under floor heating. Plumbing for two washing machines and space for two tumble driers. Excellent metal shelving units. Stainless steel double bowl and drainers. Cupboard with hot water cylinder.

## The Plant Room

Discretely located, the plant room centralises services to each of the dwellings and the reception/laundry building. Including; Excellent connectivity with the popular B4RN 1 Gb/s symmetrical internet, TV, private water (from a bore hole) and heating (from a combination of solar-thermal panels and a Ground Source Heat Pump (GSHP) with 2.2km of ground-source pipework set into the hillside beside the driveway).

## Outside

The estate stands in its own private and peaceful setting hidden away from the hustle and bustle, in well tended grounds that extend to approximately 2.5 acres. Designed and landscaped by the vendors the gardens nestle alongside open fields and a running beck and have been planted with many colourful plants, shrubs and trees.

There is ample parking for each let together with those all important electric charging points for the modern hybrid or full EV vehicles.



## Information

### Services:

Mains electricity. Private water to bore hole.  
Private sewage processing plant.

### Energy Performance Certificate:

The full Energy Performance Certificates for each of the properties are available on our website and also at any of our offices.

### Council Tax Band :

South Lakeland District Council

### Tenure:

Freehold

## Directions

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. The entrance to the estate is then the first on your right, follow the drive down through the fields where you will find The Hyning nestled in its own basin on the edge of two spectacular National Parks in the shadow of the Howgill Fells.

Market towns such as Kendal are also home to traditional inns, galleries, bistros and outdoor equipment shops and The Lake District National Park, a Unesco World Heritage Site, is known the world over for its stunning scenery, its glacial valleys, lakes, rugged fells, good food, literature and wonderful gardens is only a short drive away, whilst limestone walls, scars and cave systems characterise The Yorkshire Dales which is also renown for its local cheeses and specialist ales.



HACKNEY  
& LEIGH

## 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  
kendalsales@hackney-leigh.co.uk

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

**Contact Knight Frank:**

Call 01896 807013  
St Dunstan's, Hight Street, Melrose, TD6 9PS  
melrose@knightfrank.com

[www.knightfrank.com](http://www.knightfrank.com)