





Schiehallion

Crosthwaite, Kendal, LA8 8HX

An exceptional detached residence in a village location. The property, designed by the vendors and built for them to the highest standards, is beautifully positioned within its generous gardens and enjoys magnificent elevated and panoramic southerly views over the surrounding countryside.

The attention to detail is impressive with a flexible layout. On the ground floor are two bedrooms, one with a shower room en-suite. On the South side, with fabulous uninterrupted views to the hills, is an open plan drawing room/dining area and excellent fitted kitchen. The kitchen may be closed off by means of folding doors. French windows open to a large slate flag terrace with access to the garden beyond. Upstairs is the main bedroom with shower room en-suite, and three further bedrooms, one fitted out as a home office. Outside is equally as impressive with a detached stone and slate store/workshop, and maturing gardens and grounds. Come and view a house of true quality.

Quick Overview

Splendid detached village property
Elevated southerly position with panoramic views

Four bedroom and three bath/shower rooms

Sunny drawing room with dining area and open to fitted kitchen

Landscaped gardens adjoining open fields

Detached stone and slate outbuilding

Gated driveway with ample off road parking

State of the art sound system

Flexible living space for all the family to live/work or play





Welcome

Schiehallion, with its discreet façade, is a bespoke home that has been designed and built in 2012 for the vendors who, with thought and imagination, have created a family home of generous living space seldom found in homes today. The high specification and quality of finish that has gone into this very special home is apparent from the minute you enter through the double gates onto the paved driveway which provides ample parking and turning for several vehicles.

Located in Crosthwaite village which lies within the Lake District National Park with a vibrant village atmosphere and community spirit with a highly rated local junior school, village hall, bowling green, tennis court and children's play area together with a popular church and first class pub/restaurant. The market town of Kendal is a short drive away as is the bustling Lakeland Centre of Bowness-On-Windermere.

Light & Airy Living



Specifications

Drawing Room with Dining Area
23' 6" into bay" x 15' 1" plus dining
area" (7.16m x 4.6m)

The entrance porch sets the scene for what awaits those who view with its oak front door, internal mailbox and slate flooring, along with plenty of space for coats and shoes/boots.

A glazed panelled door with two full height side panes allow plenty of light to flood into the welcoming hallway with its attractive ash staircase that leads to the first floor and that all important downstairs cloakroom with WC.

The splendid south facing drawing room has a feature full length semi-circular bay with fitted seating overlooking the garden and the stunning surrounding south Lakeland landscape. French doors from the dining area open onto a south facing terrace and the gardens beyond. The large open fireplace, with its slate hearth and multi-fuel stove, is the heart of the room. Above is located an attractive framed glass screen, concealing a cavity for an inset 53" TV. The lights are programmable by means of the RAKO phone app to give whatever mood setting you like.





Wine & Dine

Specifications

Fitted & Equipped Kitchen
13' 2" x 13' 1" (4.01m x 3.99m)

Utility Room
11' 1" x 6' 7" (3.38m x 2.01m)

Doors from the dining area can be folded back bringing the kitchen in, ideal for the chef to be part of any entertaining of family or friends, or equally, if preferred, may be closed. The kitchen with its attractive tiled floor runs through into the utility room and a stable style oak back door. The kitchen was fitted by Atlantis kitchens of Kendal and comprises an excellent range of soft close units with complementary granite work surfaces and an inset bowl and half Franke stainless steel sink. Washing up will become a pleasure and not a chore, as the southerly aspect is ever changing. Integrated appliances include a dishwasher and fridge freezer and a Total Control electric AGA which offers flexibility to have on only the ovens or hobs as required. The lights are also programmable by means of the RAKO phone app to give whatever mood setting you like.



Spacious Bedrooms



Specifications

**Bedroom 3 with En-Suite
Shower Room**
16' 3" x 15' 1" (4.95m x 4.6m)

Bedroom 4
17' 4" x 11' 1" (5.28m x 3.38m)

Landing /Sitting Area
14' 9" x 10' 10 max" (4.5m x 3.3m)

**Bedroom 1 with En-suite
Shower Room**
15' 7" x 14' 9" plus wardrobes
(4.75m x 4.5m)

With two excellent double bedrooms, one with an en-suite shower room and large sitting area, completing the picture on the ground floor, it is clear that the new owner could happily live at this level with the upstairs bedrooms and bathroom ideal for visiting families and guests.

The first floor level boasts a splendid galleried style landing with two large Velux roof lights and a window to the stairs. A perfect sitting area for those seeking a quiet corner. The airing cupboard houses a Gledhill pressurised hot water cylinder. There is a large partially floored attic, accessible via a hatch and folding Youngman ladder.

The main bedroom has an excellent range of matching fitted furniture including deep wardrobes, chest of drawers and dressing table and a window seat with drawers. The views are simply delightful with open southerly and westerly aspects. The en-suite shower room is well fitted with a four piece suite including a shower cubicle, vanity unit with wash hand basin, bidet and WC.





Working from Home?

Specifications

Bedroom 2
13' 2" x 13' (4.01m x 3.96m)

Study/Bedroom 5
15' 1" x 10' 2" (4.6m x 3.1m)

Bedroom 2 also enjoys a dual aspect to the south and east. There is a small built-in wardrobe with hanging space and drawers. A small door has access to a large eaves storage area.

The study/bedroom 5 again enjoys a dual aspect with three Velux roof lights and a side window. For those working from home the room is ready to go, being fitted as an office with an extensive range of furniture including desks, drawers, filing cabinets and cupboards and matching book shelving. Again there is a small door which has access to another large eaves storage area.

The house bathroom has both a Velux roof light and window, being well tiled and fitted with a five piece suite comprising a deep double ended steel bath and separate shower cubicle, vanity unit with wash hand basin, a bidet and WC.



Gardens & Grounds



Specifications

Detached Stone & Slate Store
11' 10" x 8' 10" (3.61m x 2.69m)

The gardens wrap round the house and have been designed and landscaped by the vendors. The paved sun terrace to the rear, running the full length of the house, is ideal for outdoor entertaining and a very special place to sit and soak up the uninterrupted southerly aspect over open fields and rolling hills. The garden is well tended with lawns and dry stone walling and natural rock outcrops. Steps from the terrace lead down to a lower garden area with flower beds and borders planted with a variety of colourful shrubs and plants including mature trees and soft fruits. An automatic watering system as been installed around the garden. Elsewhere in the garden, on the western side of the house, are raised beds with rhubarb plants and soft fruit bushes.

Through a gate in the white picket fence is a small orchard with damson trees, apple trees, blueberry and current bushes.

Also outside is a detached stone and slate garden store with power and light offering plenty of space for those with hobbies in mind.





Important Information

Services:

Mains electricity, mains water. Underfloor heating with each room independently controllable. Two roof thermal panels for water heating.

Private drainage to Klargester Biotech sewerage treatment plant (inspected on 29/8/22 – passed compliance with new rules and regulations). Broadband fibre to the house.

Embedded RJ45 ethernet cables and TV cables are to most rooms in the house. The drawing room has 6 hidden surround sound speakers for the full cinema effect.

The control system for the TV and sound/video system installed by Majik House can be purchased along with the TV in the drawing room by separate negotiation.

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 G.

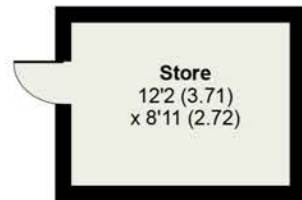
Tenure:

Freehold.

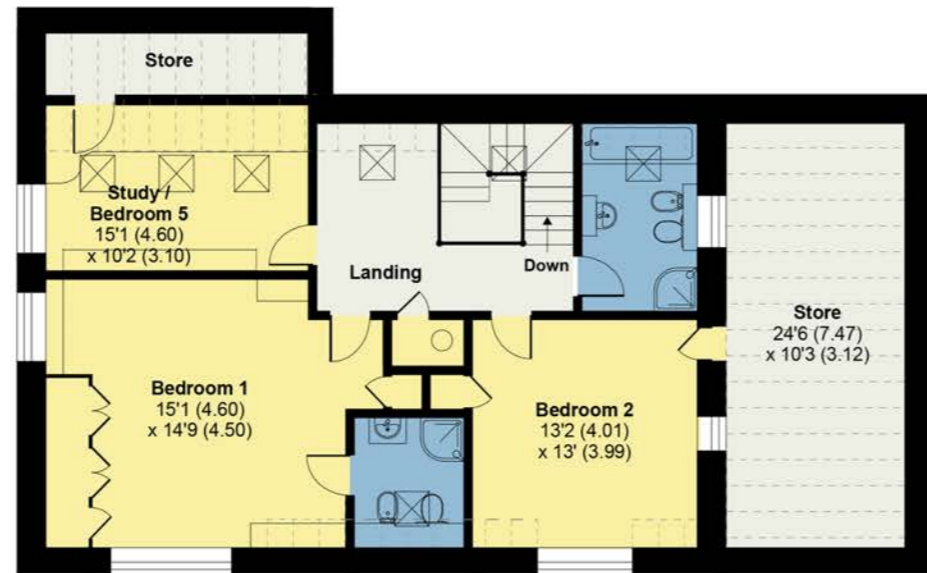
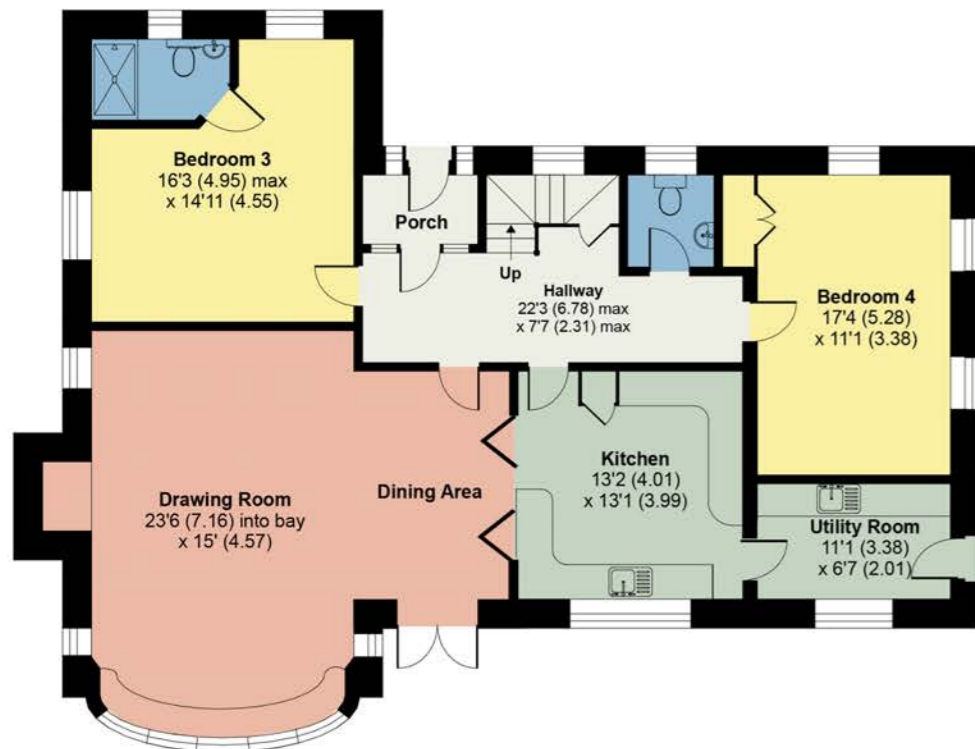
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Approximate Area = 2260 sq ft / 209.9 sq m
 Limited Use Area(s) = 387 sq ft / 35.9 sq m
 Outbuilding = 104 sq ft / 9.6 sq m
 Total = 2751 sq ft / 255.5 sq m
 For identification only - Not to scale

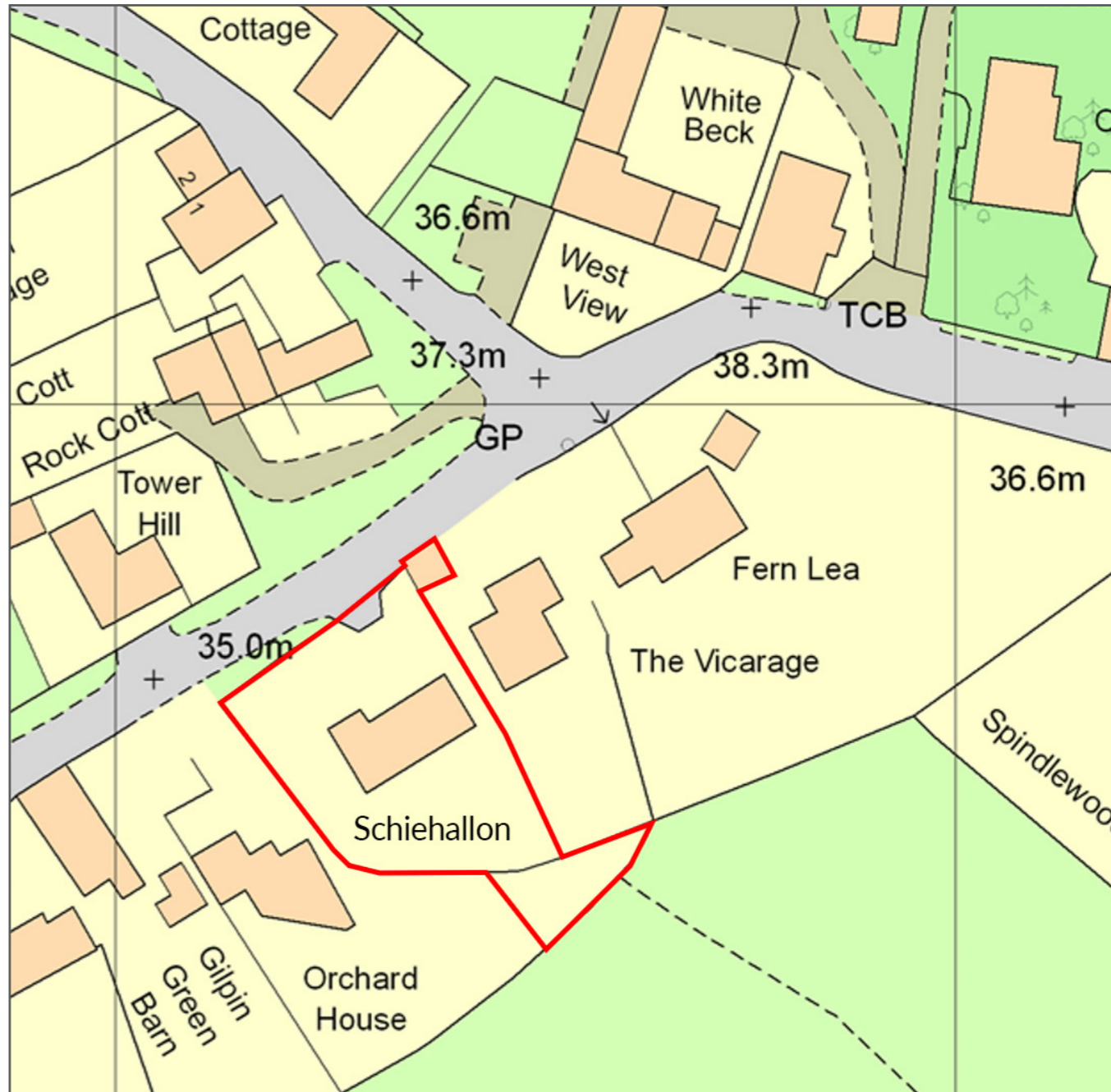
Denotes restricted head height



OUTBUILDING



FIRST FLOOR



Directions

Schiehallion, Crosthwaite, Kendal, LA8 8HX

From Kendal take the Underbarrow and Crosthwaite Road following the road up Greenside over the Kendal By-Pass and down into the village of Underbarrow and through on into Crosthwaite. Continue past the village pub/hotel and church entrance, continue through the village passing the primary school and village hall. The property is then found on the left just after the turning to Starnthwaite Ghyll.

From Windermere follow the A5074 Lyth Valley road from Bowness-on-Windermere through the village of Winster and turn left to Crosthwaite just before heading off down the Lyth Valley. Schiehallion is then the fourth house on the right after passing the 30mph speed limit.

Viewings

Strictly by appointment with Hackney & Leigh Kendal Office.

To view contact our Kendal office:

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