





Summer photo - Rear aspect and garden



View from Bedroom One



Countryside Views

## Cairns Barn, Hay Fellside

£700,000

Cairns Barn, Hay Fellside, Hayclose Lane, New Hutton Kendal, LA8 0AG

**Description:** This splendid detached barn conversion stands in an elevated position above the town of Kendal surrounded by open countryside. A home designed to a high standard and finish blending charm and character with modern day living. The location is quiet and peaceful, with far reaching views to the Kent Estuary and Morecambe Bay in the south and the Lake District fells to the north, yet only a few minutes' drive to the main line station at Oxenholme putting London less than 3 hours away.

The property has a gated courtyard providing ample parking along with large landscaped gardens. Each room has a view and once in the welcoming dining hall those that view will begin to appreciate the sense of space on offer, the attractive living room has that all important wood burning stove and the recently installed breakfast kitchen opens into the adjoining workshop/home gym. Upstairs is a generous landing and three good bedrooms, two with en-suites, a study/bedroom 4 and the house bathroom.

**Location:** Situated high above the Market Town of Kendal and having splendid southerly views down towards the Kent Estuary. The property can be found by taking the Sedbergh Road out of Kendal, and turning first right onto Hayclose Lane and then first left after the radio mast signposted Hayfellside and follow the lane up into the former farmyard. Cairns Barn is the first property on your right, drive through the gate and park in the courtyard.

**Property Overview:** Cairns Barn is a well presented detached three/four bedroom barn conversion in which each and every room enjoys an open aspect. It stands on a large level plot with landscaped gardens and a gated courtyard providing plenty of parking. A property that really is ready to move into and should be on your to view list.

Stepping into the entrance porch with its tiled floor you will find a range of excellent storage cupboards with more than enough room for coats and shows. A part glazed door then leads into:

The dining hall a light and airy room with fantastic views of Scout Scar and the Fells beyond. With exposed timbers and wood flooring and an attractive timber staircase that leads up to the first floor. Double doors open onto a patio and the garden.

Through into the living room with its triple aspect and views across to Scout Scar, Arnside and the Kent Estuary to the south and the distant Lakeland fells to the north. A feature brick fireplace has a raised flagged hearth and wood burning stove, set into a bay with two matching side windows.

Recently installed is the excellent fitted kitchen again with garden and fell views. Fitted with an attractive range of base and wall units with complementary work surfaces and an inset bowl and half enamel sink, breakfast bar and co-ordinating part tiled walls. A splendid range oven has a 7 ring gas hob with a stainless steel cooker hood and extractor over and there is space and plumbing for a dishwasher and alcove for an American style fridge freezer and there is a useful built in shelved pantry cupboard with double doors.



Living Room



Dining Hall



Breakfast Kitchen



Breakfast Kitchen



Breakfast Kitchen



Spacious Landing with Sitting Area



Gym / Workshop

Adjoining the kitchen is the workshop/gym with a Velux roof light, loft storage and double timber doors with glazed windows opening to the garden.

Just off the kitchen is a most useful Laundry Room with a Potterton oil boiler and pressurised hot water system with cylinder, a fitted wall unit and work surface, and plumbing for washing machine. The cloakroom has a wash hand basin and W.C. and a deep shelved cupboard.

To the first floor is a galleried landing/sitting area with Velux roof light, windows to the front and rear, exposed beams, a shelved linen cupboard and two large built in double wardrobes.



Master Bedroom with Balcony Rail and Ensuite

The master bedroom has a vaulted ceiling with exposed beams a window with field and fell views and double glazed double doors opening to a wrought iron balcony rail and un-interrupted views as far as the eye can see. The en-suite shower room with its attractive tiled walls and floor has a large walk-in shower with rainfall head and separate hand held attachment, a contemporary vanity unit with wash hand basin and a WC.

Bedroom two a good double overlooks the garden and open fields and the distant fells beyond. The en-suite shower room has attractive tiled walls and flooring and a large walk-in shower, a contemporary vanity unit with wash hand basin and a WC.

Bedroom three is a small double and again enjoys open views, and the study could easily become a single bedroom if required.



Bedroom Two



Bedroom Three

The house bathroom has complementary tiled walls and a three piece suite comprising; a deep bath with shower over and glazed screen, a wall hung hand wash hand basin and W.C.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Dining Hall 18' 8" x 15' 6" (5.69m x 4.72m)

Living Room 17' 2" x 14' 1" (5.23m x 4.29m)

Cloakroom

Utility 7' 1" x 5' 2" (2.16m x 1.57m)

Excellent Fitted Breakfast Kitchen 14' 4" x 11' 10"

(4.37m x 3.61m)

Workshop/Gym 15' 9" x 11' 1" (4.8m x 3.38m)

First Floor

Spacious Landing/Sitting area

Master Bedroom plus En-suite Shower Room 14' 2" x

13' 1" (4.32m x 3.99m)

Bedroom 2 plus En-suite Shower Room 13' 8" x 11' 10"

(4.17m x 3.61m)

Bedroom 3 8' 11" x 8' 10" (2.72m x 2.69m)

Study/Bedroom 4 7' 8" x 5' 8" (2.34m x 1.73m)

House Bathroom



Dining Hall



Study



House Bathroom



Ordnance Survey Map



Vegetable Garden



Patio & Garden

**Outside:** The property benefits from private enclosed gardens that adjoin open fields and surrounding countryside. There is a productive vegetable garden that leads through to a sheltered patio and lawn with stone walls, mature hedgerows and well stocked flower beds and borders. A secure and gated tarmac courtyard provides ample parking and turning for several vehicles. Concealed oil tank, large timber garden shed and outside lighting and water.

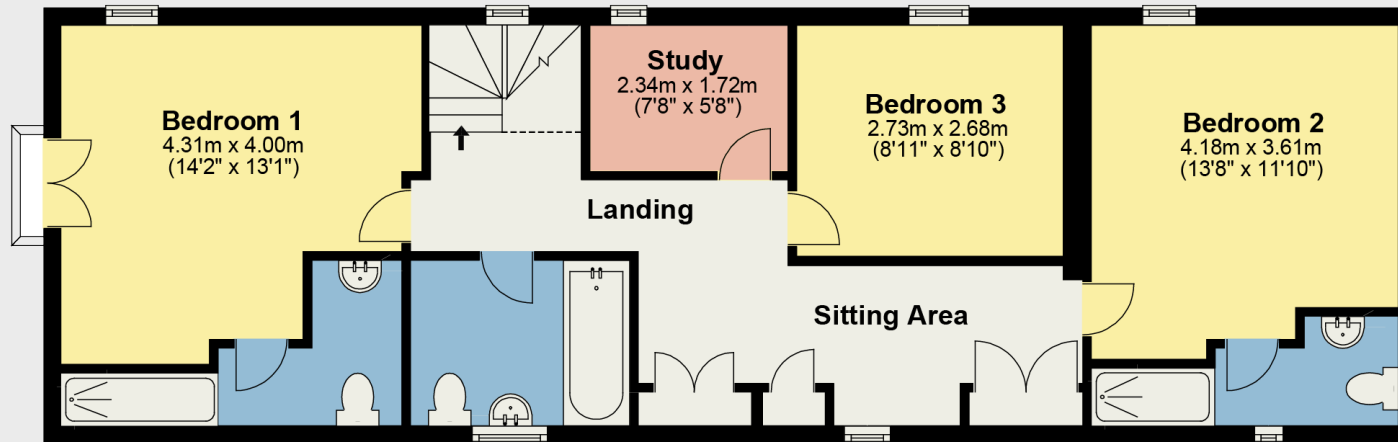
**Tenure:** Freehold

**Council Tax:** South Lakeland District Council - Band F

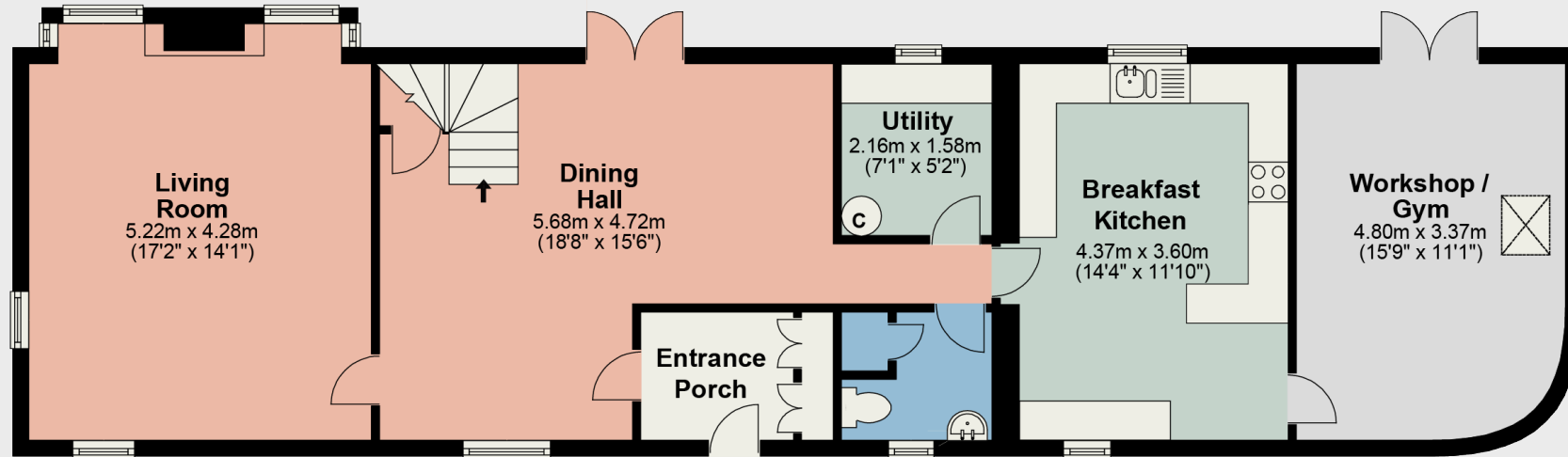
**Services:** Mains electricity, mains water. Private drainage. Oil central heating.

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

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



**First Floor**



**Ground Floor**

Total area: approx. 163.3 sq. metres (1757.5 sq. feet)

For illustrative purposes only. Not to scale. REF: K6251