



## Brigsteer Road

**£425,000**

6 Stainbank Green, Brigsteer Road, Kendal, LA9 5RP

A delightful recently refurbished, improved and updated barn conversion, that enjoys generous well balanced flexible living space arranged over three levels providing four bedrooms, a bathroom and shower room and a simply splendid open plan living/dining room and kitchen perfect for modern day living. Outside there is ample parking to the front and side along with a landscaped terrace and lawned garden to the rear that provides privacy, seclusion and sunshine all day long.

Stainbank Green is a small and discreet residential hamlet on the westerly fringe of the Market town of Kendal enjoying views over open farmland and with countryside walks on the doorstep, and surprisingly Kendal is just a few minutes away with excellent schools, shops, cultural and leisure facilities. A home to enjoy owning and with no upward chain and early possession available – this really should be on your to view list.

### Quick Overview

- Delightful, updated barn conversion
- Well-balanced flexible living space
- Three levels
- Splendid open plan living/dining room & kitchen
- Four bedrooms
- Ample parking to the front & side
- Landscaped terrace & lawned garden
- Views over open farmland
- No upward chain
- Broadband speed up to 50 Mbps



4



2



1



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50 Mbps



Ample parking

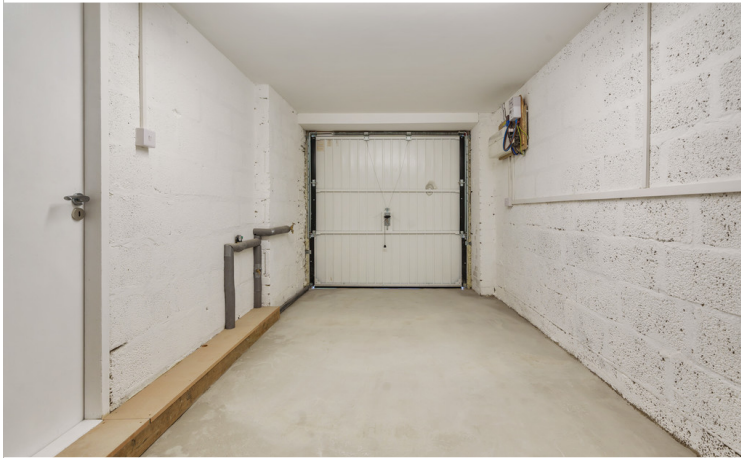
Property Reference: K6659



Entrance Hall



Bedroom 4



Integral Garage



Cloakroom

**Location:** If you are seeking a move to the market town of Kendal "The gateway to the Lake District" with its good schools, local amenities and excellent regional and national communications (you get to the M6 and Oxenholme Station in less than ten minutes) – in a home that will accommodate the growing family then this may well be the house for you.

Situated high above the town, Stainbank Green can be found by leaving the town on the Brigsteer Road proceed past the entrance to Brigsteer Rise and follow the road up. Take the first turning left onto the lane that leads down into the courtyard and number six is the end on your left, with parking in front of the garage and further space to the side.

**Property Overview:** The attention to detail that has recently been undertaken in the refurbishment both externally and internally of this attractive stone and slate barn conversion is apparent when first stepping into the spacious entrance hall. The developers have with imagination, care and attention to detail completely re-designed the living space that is laid out over three floors into a four bedroom, two bathroom family home.

Standing in an elevated position enjoying distant views to the rear and a splendid southerly aspect from the side. The property also has the benefit of a large landscaped sheltered paved terrace ideal for outdoor entertaining. There is ample parking to the front and side together with a large integral garage with utility area.

Having undergone an extensive programme of works the property enjoys the benefits of a new fitted and equipped kitchen and a four piece bathroom and shower room. Then along with rewiring, re-plastering, a new central heating system installed, UPVC double glazing and flooring coverings and carpets laid, this really is a home ready for the new owner to move into, relax and enjoy - the next step is to come and view, we know you won't be disappointed!

On entering the hallway to the right is the cloakroom with an attractive tiled floor and a contemporary vanity unit with wash hand basin and WC. Window, radiator and built-in wall cabinet. To left is a door into the garage and to the rear is a splendid south facing room equally suited to being a large double bedroom or second sitting room. The open plan staircase leads up to the first floor landing, full of light and enjoying the southerly aspect over open countryside.

On this floor you will find the large open plan living/dining room and kitchen, the living area having that much desired wood burning stove sat on a slate hearth and bi-folding doors opening onto the excellent terrace which on sunny days becomes an extension of the living room.

The excellent kitchen enjoys a pleasant aspect to the front and has been fitted and equipped to a high standard with a range of high gloss soft closing units incorporating wall, base, drawers and pantry cupboards. With concealed down lighting and complementary worktops with matching uplift and inset Franke single drainer sink. Kitchen appliances include a built in double oven and four ring ceramic hob with cooker hood and extractor. Integrated fridge, freezer and dishwasher.

The house bathroom has complementary tiled walls, a window,



Splendid Open Plan Living Dining Kitchen



Living area with bi-folding doors to sun terrace



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

extractor fan and vertical towel radiator. A four piece suite comprises; a panel bath and a separate corner shower cubicle with rainfall shower head and separate hand held attachment, WC and contemporary vanity unit with wash hand basin.

A second open tread staircase leads to the second floor landing, again enjoying the southerly far reaching aspect over open fields. Access to useful boarded loft space via a retractable ladder.

The main bedroom to the rear is a large double with two windows, exposed timbers and fine open views.

Bedroom 2 and 3 are on the front, bedroom 2 being a good double and bedroom 3 a single. Both enjoy a pleasant aspect to the front.

A smart shower room completes the picture with attractive part tiled walls and fitted furniture with wash hand basin and WC. Large walk-in tiled shower cubicle with rainfall shower head and separate hand held attachment. Extractor fan, exposed timbers and vertical towel radiator.

Accommodation with approximate dimensions:

Ground Floor

Spacious Entrance Hall

Cloakroom

Bedroom 4

16' 2" x 10' 2" (4.93m x 3.1m)

First Floor

Landing

Splendid open plan living room and kitchen

27' 9 overall" x 16' 7 max" (8.46m x 5.05m)

Bathroom

Second Floor

Bedroom 1

14' 11" x 11' 1" (4.55m x 3.38m)

Bedroom 2

12' 1" x 9' 4" (3.68m x 2.84m)

Bedroom 3

7' 9" x 6' 9" (2.36m x 2.06m)

Shower Room

Outside:



Excellent Fitted Kitchen



Splendid Open Plan Living Dining Kitchen



Terrace and rear garden



Rear Aspect & Garden



South facing views

**Integral Garage** 17' x 8' (5.18m x 2.44m)

with up and over door, power light and water. Useful utility area with cupboard, worksurface and plumbing for washing machine. Door into the hall.

To the front of the garage is a gravelled parking area with further parking to the side.

To the rear is a private garden which enjoys the sun all day long from early morning through to the evening. With mature hedgerows offering privacy and seclusion, and a large paved terrace with glass balustrades providing sheltered sitting with steps down to a lower lawned garden with well stocked borders.

**Services:** mains electricity and mains water. Shared private drainage. Oil central heating - with a Grant Vortec Outdoor Oil Combi Boiler being located on the side of the property along with the oil tank.

**Tenure:** Freehold

**Council Tax:** Westmorland & Furness Council - Band E

**Viewing:** 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.

## Meet the Team

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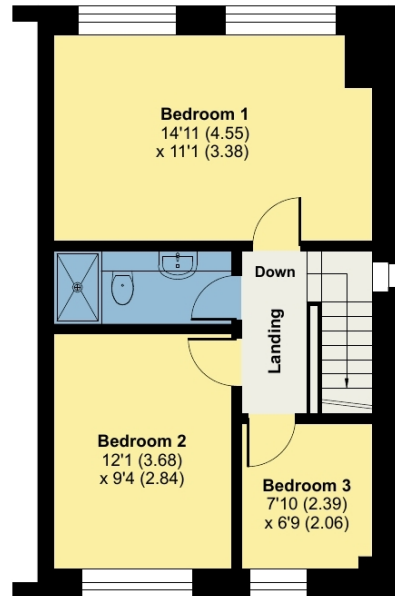
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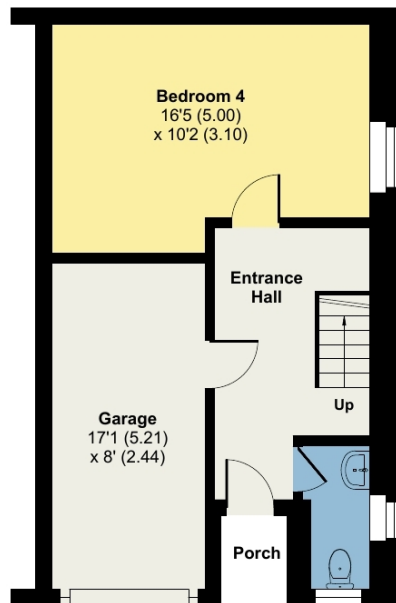
# Stainbank Green, Brigsteer Road, Kendal, LA9

Approximate Area = 1381 sq ft / 128.2 sq m (includes garage)

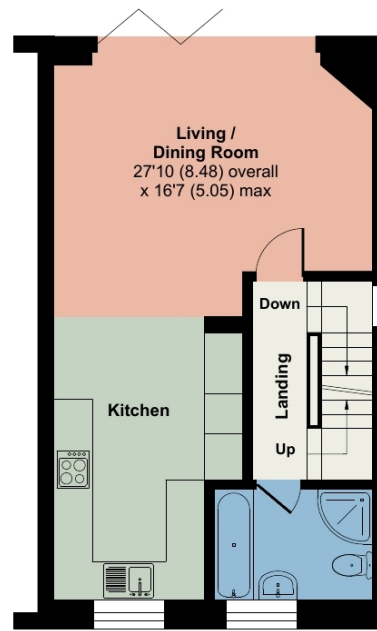
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 980224

A thought from the owners... "The feel of town and country living in a characterful but modern home!"

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