



 Brantholme



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7 Sedbergh Road, Kendal, Cumbria, LA9 6AD

Brantholme first started life as one of Kendal's Victorian villas, in one of Kendal's and 'still' most sought-after locations. In recent years the main house has been split into two substantial semi-detached homes, with Brantholme now offering a simply stunning two bedroom, two bathroom home, that with the impeccable style and taste of the current owners, embraces original period character with a twist for 21st century living.

Having retained the original hall and staircase the sense of space and grandeur of the Victorian era continues into the snug with its Gothic arches, then through to the 28' living/dining kitchen with the adjoining garden room that really does bring the outside in. Completing the ground floor is a cloakroom and utility room and a useful basement perfect for storage. Outside offers a private courtyard to the rear, well tended enclosed gardens to the front and parking for four/five vehicles. This unique property really should be on your to view list.

Quick Overview

- Victorian & Gothic inspired semi-detached home
- Splendid open plan living, dining room & kitchen with island unit
- Useful utility room, cloakroom & warm cellar room
- Cosy snug & tranquil garden room
- Two double bedrooms
- Two excellent bathrooms
- Pretty courtyard & large enclosed garden
- Ample off-road parking for up to 5 vehicles
- Convenient location for Kendal town centre
- Superfast broadband speed up to 80 Mbps*





Location

Situated in a popular residential area the property can be found from Kendal Town Centre by proceeding along (A685 to Sedbergh) Castle Street passing under the railway bridge and continuing onto Sedbergh Road. Proceed past the entrance into Eller Rise and the shared driveway for Brantholme is the next on your left. Follow the driveway where a gravelled area to the side of the property provides plenty of parking and turning.

Kendal Town known as the 'Gateway' to the Lakes boasts a library, supermarkets, churches, banks and medical practices, as well as specialist artisan providers and independent traders. A leisure centre is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's arts scene.

A near perfect location for those needing national and regional communications, with the M6 motorway a and the mainline railway station at Oxenholme being a short drive away.

Welcome

Discover the timeless beauty and character of Brantholme that forms part of a remarkable Victorian home nestled in one of Kendal's conservation areas just east of the town centre. With its Gothic-inspired architecture, this exquisite residence exudes an air of grandeur, offering a unique blend of original characteristics, charm, and modern day comforts.

The property benefits from a beautiful lawned garden with decking area with plentiful space for outdoor furniture to entertain. Convenience is further enhanced with off-road parking adjacent from the property for up to 4 to 5 vehicles, ensuring that your guests always have a place to park on their visit.

There is easy access to local amenities, a number of 'good' Ofsted-rated primary and secondary schools, and a gateway to the picturesque Lake District, offering a life of convenience and leisure. Kendal Castle is only a short walk away which is very popular for exploring with the family and dogs!

Stepping into the warm and welcoming vestibule entrance with its attractive tiled flooring benefiting from underfloor heating as well as housing a wall-mounted gas fired boiler concealed in a bespoke cupboard. A feature arched window enjoys distant fell views and is complemented by the arched stained glass door that allows light to flood into the open plan living dining kitchen.





A Culinary Haven

Specifications

Living Dining Kitchen
48' 6" x 14' 8" (14.78m x 4.47m)

Utility
8' 2" x 5' 0" (2.49m x 1.52m)

Cellar Room
12' 5" x 10' 2" (3.78m x 3.10m)

A culinary haven and perfect for entertaining the open plan living dining kitchen is truly the heart of this home. You will appreciate the high-standard quality of finish and style that this room has to offer. The centrepiece of the kitchen is the expansive island unit with complementary granite worktops with an inset stainless steel double sink that combines elegance with functionality. Equipped with power outlets and a breakfast bar area, it's the ideal space for preparing meals, enjoying casual dining, or sipping your morning coffee.

Surrounding the island, the rest of the kitchen is fitted with a wide range of wall, base and drawer units with complementary wood worktops and part-tiled walls. A range of kitchen appliances include; a four-oven state of the art electric AGA, integrated fridge freezer and built-in microwave/oven and grill. The dining area provides plentiful space for a large dining table and number of chairs creating an elegant setting for family meals and entertaining guests. A large window with plantation blinds floods the room with natural light, creating a warm and inviting atmosphere throughout the day.

Just off the kitchen is an inner hallway with doors leading to the downstairs cloakroom with W.C, pedestal wash hand basin and Velux. The adjoining utility room has useful working surfaces, plumbing for a washing machine and space for a tumble dryer. An external door leads out to a pretty enclosed private courtyard.

A flight of carpeted stairs then lead down to the warm converted cellar room with ample space for storage.



Time to Relax

Specifications

Garden Room
13' 8" x 9' 2" (4.17m x 2.79m)

Snug
12' 10" x 11' 0" (3.91m x 3.35m)



Just off the dining kitchen is the garden room - a room that offers a tranquil space, where you can sit, relax and enjoy the views of the garden. The focal point of the room being the log burner sat on a slate hearth. With attractive panelled walls and bi-folding sliding doors that naturally flow out to the decked seating area outside.

The main hallway has the original pitch pine staircase that rises to the first floor with Amtico flooring and two cupboards, one with for coats and shoes, the other housing the hot-water cylinder. There is a generous space at the top of the hall to set up a study area with room for a desk and sofa.

Opening off the hall is the snug being full of charm and character with feature arches and windows, providing a cosy room to unwind with a good book or sipping tea while overlooking the garden.



First Floor

Specifications

Master Bedroom

14' 0" x 13' 9" (4.27m x 4.19m)

Bedroom Two

14' 0" x 8' 6" (4.27m x 2.59m)

Ascending the elegant staircase to a split level half landing providing a sense of space and sophistication being flooded with natural light from the original stained glass window, another one of the showcases of this delightful home.

To the left up a few steps you will find bedroom two and one of the house bathrooms, making this a perfect wing for guests. The bedroom being a spacious double room with a pleasant outlook over Kendal towards the distant hills.

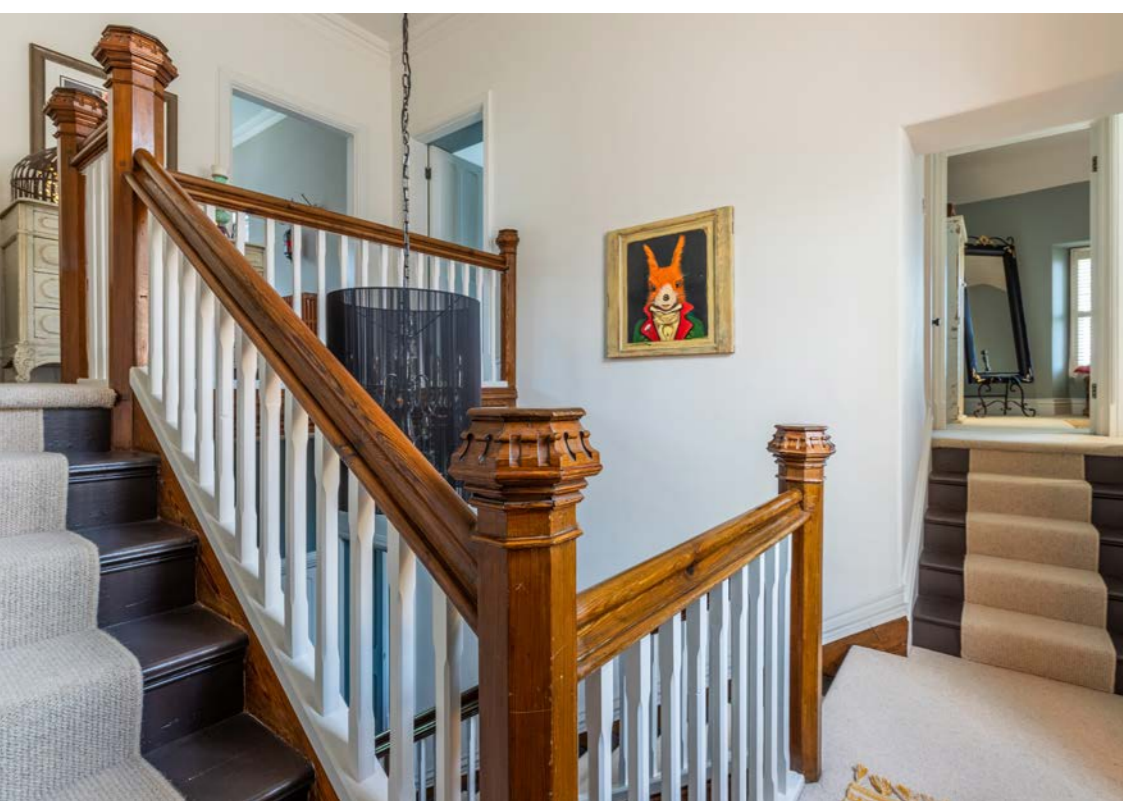
The bathroom with a three-piece suite in white and comprises; a roll top bath on ball and claw feet with shower over with rainfall head and separate hand-held attachment, a W.C and pedestal wash hand basin.

Retrace your steps and continue up the staircase to the galleried landing that leads to the master bedroom and the second bathroom.

The bedroom is a spacious double that enjoys a dual aspect overlooking the front and side gardens and the simply splendid distant views across the town to the fells beyond.

The bathroom is truly a timeless, well-planned room creating a tranquil oasis with a four-piece suite comprising of; a roll top bath tap with a free standing mixer tap and shower attachment, a double walk-in shower with glazed screen and attractive porcelain tiles, a Burlington wash hand basin on a chrome stand and W.C.







Outside

Brantholme is situated at the top of a tree lined shared driveway in a slightly elevated position with ample parking and turning for four/five vehicles.

The enclosed well tended garden is situated to the front of the property with mature hedge screen and steps down to a large lawned area. The attractive sheltered decked area accessed from the garden room provides that all important outside living space that enjoys sunshine throughout the day being perfect for alfresco dining and entertaining.

Important Information

Services:

Mains electricity, mains water and mains drainage.

Tenure:

Freehold.

What3Words:

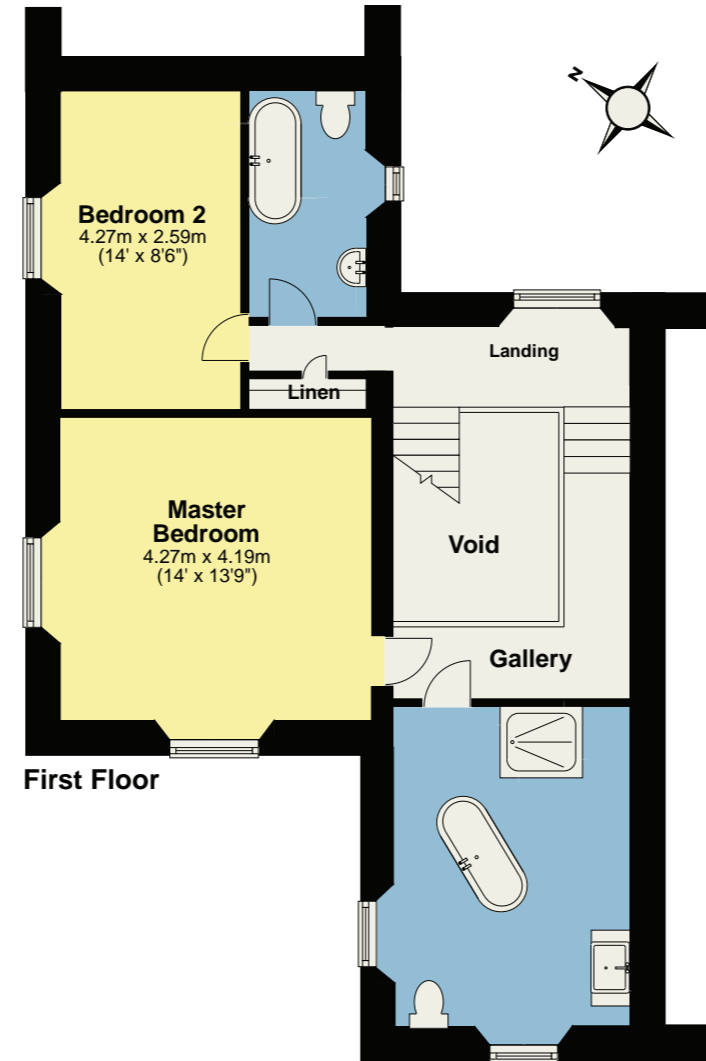
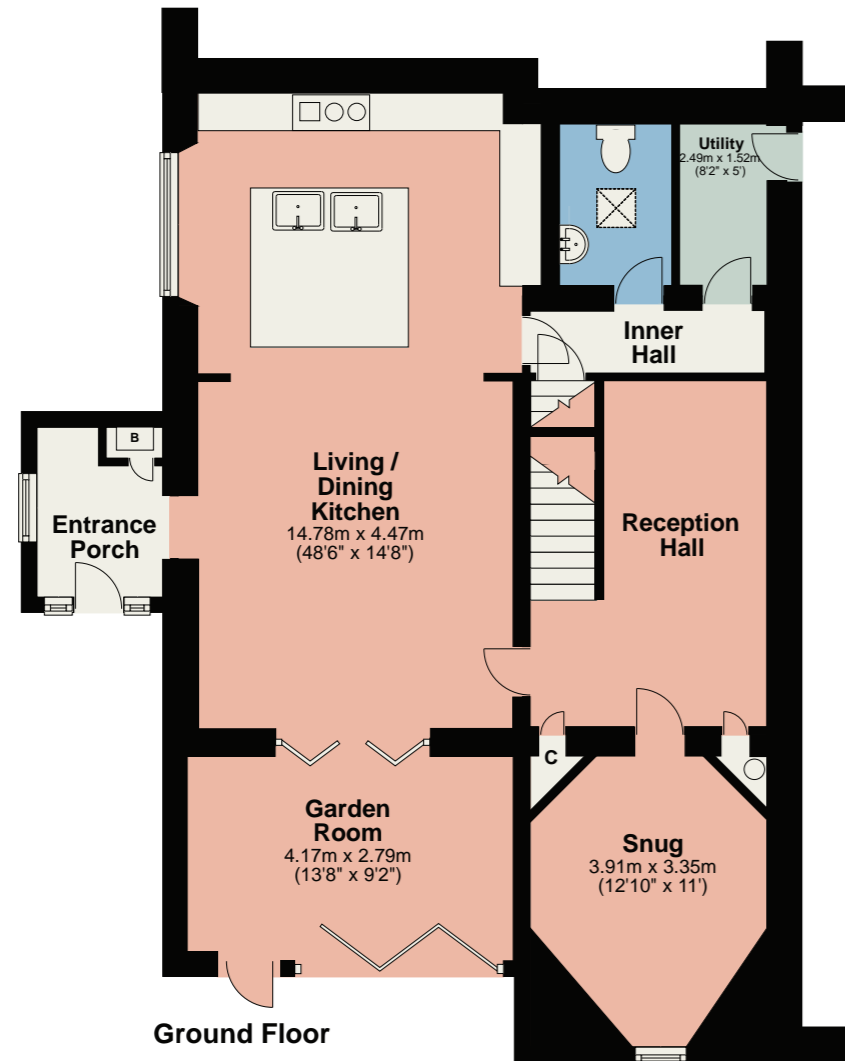
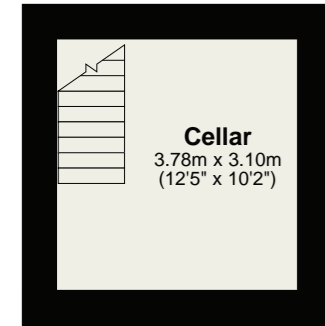
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Energy Performance Certificate:

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

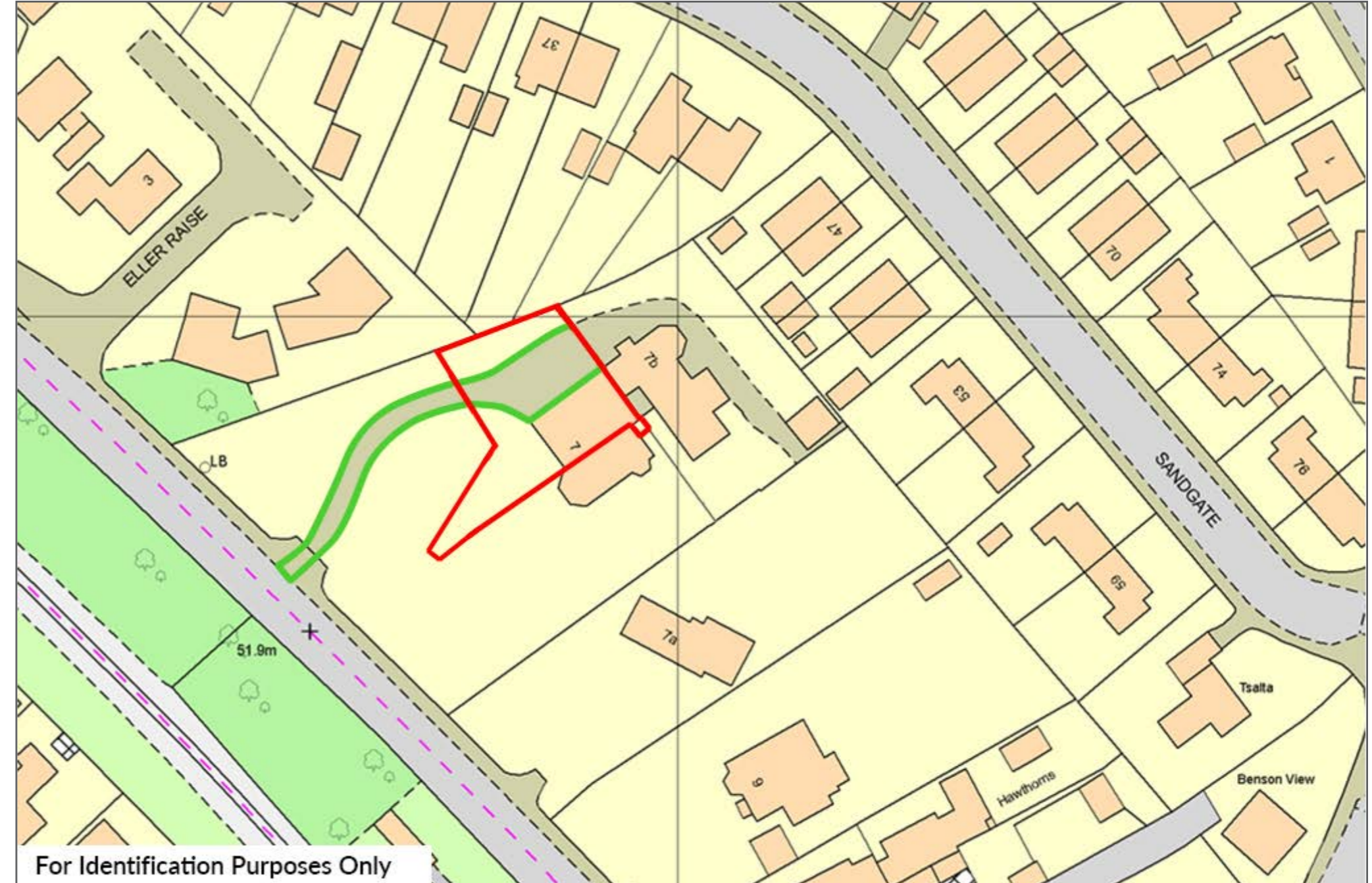
Council Tax Band :

Westmorland & Furness Council - Band 'E'



Total area: approx. 195.1 sq. metres (2100.3 sq. feet)

For illustrative purposes only. Not to scale. REF: K6725



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