



Ower Yonder, Selside
£600,000



Ower Yonder

Selside, Nr Kendal

Nestled amidst picturesque countryside, this exceptional Barn Conversion offers a rare opportunity to acquire a truly remarkable home. Situated in the hamlet of Selside, with a mini bus service to the well regarded primary school and being just a short ten minute drive to the market town of Kendal and all of the amenities on offer there along with secondary schools and Oxenholme railway station. Set in the tranquil countryside, this stunning home offers a unique blend of rustic charm, modern amenities including double glazing and oil fired underfloor heating throughout and boasts breathtaking views across the valley towards Whinfell.

Upon entering you are greeted by the stunning vaulted open plan living space adorned with exposed beams, oak flooring and a truly exceptional oak staircase. The sitting area has an impressive multifuel burner that exudes a cosy ambience throughout, there is space for a grand dining table, a dedicated office area with all windows enjoy the fantastic vista. The fitted kitchen offers ample storage and has a Silestone worktop, island unit, an oil fired Rayburn, integrated dishwasher and American fridge freezer. Completing the ground floor is a guest bedroom and the principle bedroom with fitted wardrobes and a superb four piece en suite.

Sweeping up the stairs leads you to a galleried landing area, perfect for reading or as a music room. There are two further double bedrooms, both with expansive fitted wardrobes and are flooded with natural light, there is a spacious family shower room and a useful laundry room housing the hot water cylinder.

Immaculately presented and meticulously maintained, this property is ready for new owners to simply walk in and start enjoying the peaceful surroundings. An exceptional property of this calibre with such impressive outdoor space is a rare find, offering a harmonious blend of comfort, luxury, and natural beauty.

Outside, the property sits in approx. 0.8 of gardens, with a driveway with room for up to five cars, along with an outhouse, bike store and metal shed. The expansive outdoor area perfectly complements the grandeur of the interior, providing a private and serene setting for relaxation and enjoyment. Stepping straight out of the living area onto the paved terrace which enjoys a sunny aspect and allows you to take in the breath taking views. There is a mature vegetable plot with greenhouse and potting shed, an orchard with 20 established fruiting trees, and caged fruit bushes. Walking down the path through the wild flower meadow leads you to the secret garden complete with a Nordic hut with firepit, power and even internet! Perfect for al fresco entertainment. With thoughtful landscaping and well-maintained grounds, this outdoor oasis is a haven for nature lovers and those seeking a peaceful retreat in the heart of the countryside.

- Immaculately presented, well maintained home ready to walk in to
- Four double bedrooms and galleried mezzanine
- Vaulted open plan living space with exposed beams and modern fitted kitchen
- Four piece en suite, family shower room and laundry room
- Fabulous far reaching countryside views towards Whinfell
- Oil fired underfloor heating throughout and impressive multifuel burner
- Generous plot of approx. 0.8 acres with patio, vegetable gardens and an orchard
- Yurt with power/internet connection, outhouse, greenhouse and potting shed
- Ample driveway parking
- Available for sale with no onwads chain

From Kendal Town Centre travel north up the A6 for approximately 3.2. miles. Turn right where signposted "Whinfell 2 miles". After approximately 1 mile you come to a crossroads, take the right turning and follow the lane along continue past Brow Foot, then take the next left onto the private drive signpost Whitwell. Follow the drive down and Ower Yonder is then found on your right hand side, pull onto the brick paved drive and park. WHAT3WORDS: fabricate.skims.double







GROUND FLOOR

ENTRANCE LOBBY

9' 10" x 7' 10" (3.00m x 2.40m)

OPEN PLAN LIVING AREA

38' 3" x 24' 11" (11.65m x 7.60m) Both max

INNER HALL

19' 2" x 3' 3" (5.83m x 1.00m)

BEDROOM

10' 10" x 8' 2" (3.30m x 2.50m)

BEDROOM

15' 5" x 12' 6" (4.70m x 3.80m)

EN SUITE

9' 1" x 8' 2" (2.78m x 2.50m)

FIRST FLOOR LANDING

8' 6" x 3' 7" (2.60m x 1.10m)

MEZZANINE

12' 2" x 5' 11" (3.70m x 1.80m) Both max

BATHROOM

12' 4" x 7' 3" (3.75m x 2.20m) Both max

BEDROOM

15' 9" x 12' 6" (4.80m x 3.80m)

BEDROOM

11' 6" x 11' 10" (3.50m x 3.60m)

LINEN ROOM

7' 10" x 7' 7" (2.40m x 2.30m)

COUNCIL TAX BAND

EPC RATING G

TENURE: Leasehold

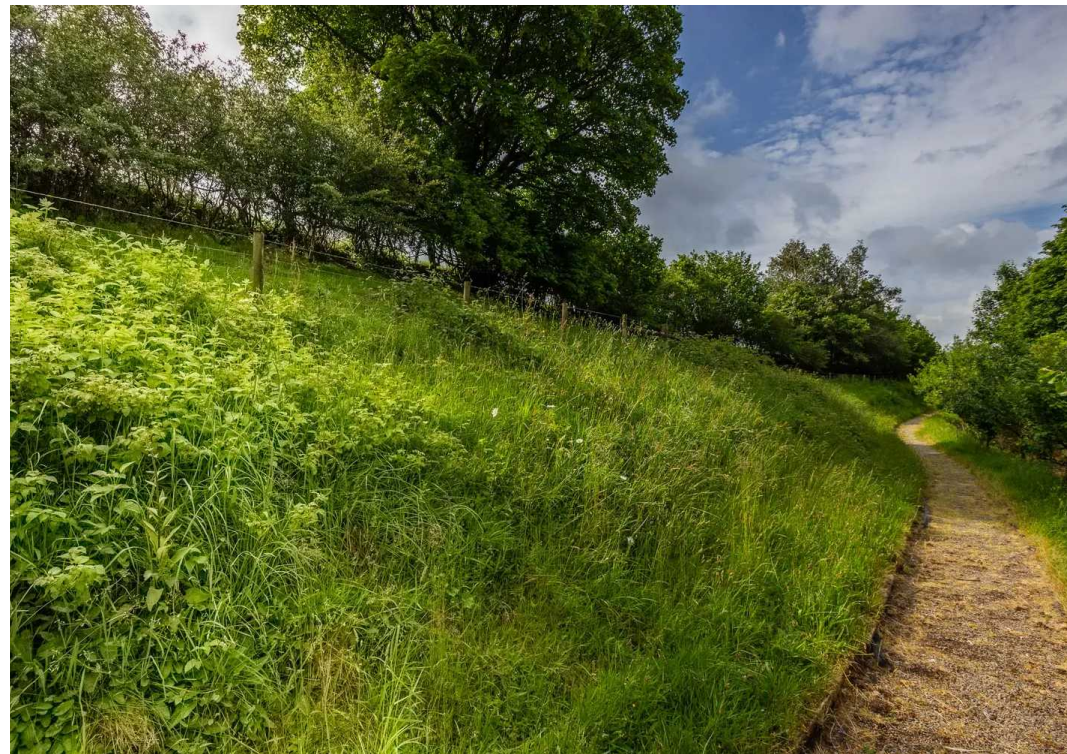
SERVICES

Mains electric and water, oil fired heating, non mains drainage.

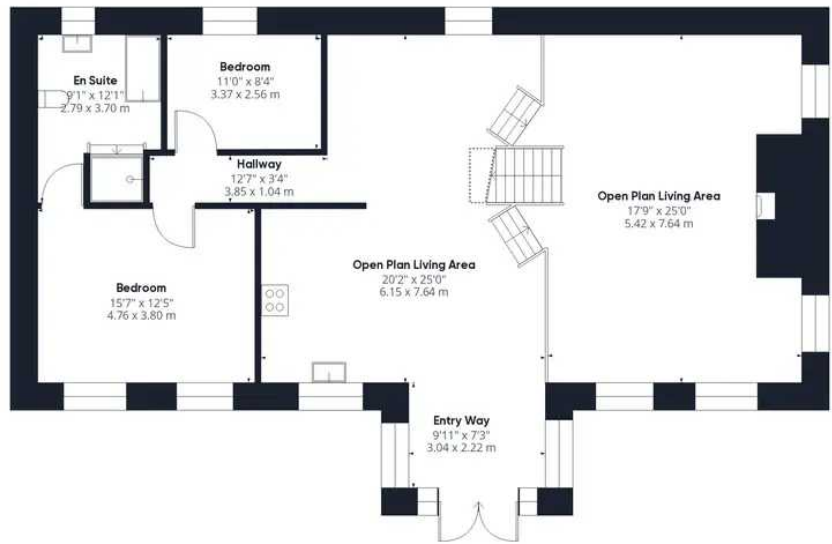
DIRECTIONS From Kendal Town Centre travel north up the A6 for approximately 3.2. miles. Turn right where signposted "Whinfell 2 miles". After approximately 1 mile you come to a crossroads, take the right turning and follow the lane along continue past Brow Foot, then take the next left onto the private drive signpost Whitwell. Follow the drive down and Ower Yonder is then found on your right hand side, pull onto the brick paved drive and park.

WHAT3WORDS: fabricate.skims.double









Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2060.63 ft²
191.44 m²

Reduced headroom

7.18 ft²
0.67 m²

(1) Excluding balconies and terraces

⚠ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.