





# Swinklebank House

Longsleddale, Kendal, Cumbria, LA8 9BD

Swinklebank House is a substantial detached home nestled on a large plot in the heart of Longsleddale. This home is enveloped by the unspoilt Lakeland valleys, offering a serene escape in one of the National Park's most peaceful corners. With a history of over 60 years in the same family, the home is now being offered to the market, ready for a new owner to transform it into their ideal family home. The ground floor comprises a dining room, living room, kitchen, butler's pantry, and cloakroom. Upstairs, there are three double bedrooms and a house bathroom.

Adjoining the main house is a self-contained annexe featuring two bedrooms, a living/dining room, and a modern kitchen. This versatile space is ideal for dependent relatives, a teenager's den, or as an investment opportunity. The property is surrounded by sweeping countryside, offering stunning views from every angle. Outside, a large front garden, a sweeping gravel drive for several vehicles, and a rear tiered garden.

## Quick Overview

- Substantial detached home
- Attached self-contained annexe
- Five bedrooms
- Two bath/shower rooms
- Living room with wood burning stove
- Expansive plot on hillside setting
- Spectacular views of the countryside from every corner
- Gated driveway for several vehicles
- Beautiful landscaped gardens
- B4RN Broadband





## Location

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Swinklebank House is situated in the beautiful and dramatic landscape of the unspoilt Longsleddale Valley, nestled to the north of the historic market town of Kendal. This idyllic location within the Lake District National Park offers residents a serene retreat surrounded by breathtaking natural beauty.

The valley's rolling hills, lush greenery, and tranquil atmosphere provide an ideal backdrop for outdoor enthusiasts and nature lovers alike. Conveniently located, Swinklebank House allows for easy access to Kendal's array of shops, restaurants, and much more, while still maintaining the peace and privacy of a countryside setting.

# Welcome

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Upon arriving at Swinklebank House, you are immediately struck by the stunning gardens and breathtaking views that frame this idyllic home. The journey up the sweeping gated driveway, leads to a charming veranda, where, on a clear sunny day, you can see right down to the picturesque head of the valley. This spot, cherished by the current owners, offers the perfect place to sit and savor a cup of coffee while taking in the magnificent surroundings, regardless of the weather. The veranda also serves as an ideal setting for al fresco dining with family on warm summer days.





# Wine, Dine & Relax

## Specifications

**Dining Room**  
13' 1" x 13' 0" (3.99m x 3.98m)

**Living Room**  
20' 0" x 15' 10" (6.12m x 4.85m)

**Kitchen**  
12' 9" x 12' 0" (3.89m x 3.68m)

**Butlers Pantry**  
13' 5" x 6' 2" (4.10m x 1.89m)



As you step into the home, you are welcomed by the dining room, which features stairs leading to the first floor. This spacious area easily accommodates a large dining table and chairs, offering a lovely view over the front aspect. From the dining room, doors provide access to both the living room and kitchen.

The living room is spacious, with a wood-burning stove set on a tiled hearth and framed by a polished wooden surround, serving as the room's main focal point. Double-glazed sash-style windows beautifully frame the surrounding countryside views, allowing natural light to flood the space. The room's character is further enhanced by charming period details, including elegant coving and a traditional picture rail, which highlight the home's storied past.

The kitchen is fitted with a range of wall, base, and drawer units, complemented by work surfaces and an inset sink. It features space for an oven and an under-counter fridge and enjoys a pleasant outlook of the rear garden. Additional storage is available in the understairs cupboard and the adjoining butler's pantry, which has a door leading to the rear garden and even includes some of the original built-in cupboards. The cloakroom features a Belfast sink and W.C.



# Upstairs

Heading upstairs, the spacious landing has natural light from a well-placed window overlooking the rear garden. It provides access to one of the two loft spaces and includes a cupboard ideal for storing linen and towels.

Bedrooms one, two, and three are all generously sized double rooms, each offering stunning vistas of the surrounding countryside. Bedrooms one and two have pedestal wash hand basins. Bedroom three features an ideal storage cupboard.

The main house accommodation is completed by the house bathroom, which includes a bath with an overhead shower, a vanity wash hand basin, and a W.C. The room is spacious enough that a new owner might consider reconfiguring the layout to create an additional bedroom or another functional space.

## Specifications

### Bedroom 1

15' 8" x 11' 10" (4.80m x 3.63m)

### Bedroom 2

14' 2" x 11' 7" (4.34m x 3.54m)

### Bedroom 3

13' 2" x 12' 11" (4.03m x 3.96m)





# The Annexe

Attached to the main home is a self-contained annexe that offers its own bright entrance porch with tiled flooring, leading directly into the kitchen. The modern kitchen features shaker-style wall, base, and drawer units with complementary work surfaces and an inset Belfast sink. It is equipped with a Rangemaster cooker and extractor overhead, and includes a breakfast bar perfect for casual meals or a cup of coffee. An understairs cupboard with a light provides storage, for a fridge, boiler and then stairs lead to the first floor.

The large living/dining room also enjoys stunning views. Upstairs you will find two bedrooms, a generous double room with an airing cupboard housing a hot water cylinder and wooden shelves for linen and towels. The shower room is modern and includes a walk-in shower cubicle, pedestal wash hand basin and W.C. The landing offers access to a second loft and a door leading to the rear garden, which connects to the main house. This versatile annexe is ideal for dependent relatives, a teenager's retreat, or as an investment opportunity.

## Specifications

### Modern Kitchen

12' 9" x 10' 4" (3.89m x 3.15m)

### Living / Dining Room

24' 0" x 10' 7" (7.34m x 3.23m)

### Utility

7' 03" x 15' 01" (2.21m x 4.6m)

### Bedroom 4

14' 4" x 10' 7" (4.39m x 3.25m)

### Bedroom 5

9' 5" x 7' 1" (2.89m x 2.16m)







## Outside and Parking

Perched on a hillside setting, Swinklebank boasts magnificent southerly, westerly, and northerly views across the valley, complemented by beautifully landscaped gardens. The front of the property features an expansive lawn adorned with well-established shrubs, flowers, soft fruits, and apple trees. A natural pond and steps to the paved terrace where you can sit out and enjoy the view, sheltered if needed by the veranda.

The gardens seamlessly connect to a sweeping gravel driveway with a gate, offering off-road parking for several vehicles. At the rear, a tiered garden with stone walls and a well-maintained lawn provides additional outdoor enjoyment.

## Important Information

### Services:

Mains electricity, oil central heating, private water and private septic tank. B4RN Broadband

### 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 F

### Directions:

From Kendal, take the A6 Shap Road (north) for about 3.5 miles. Turn left at the signpost for Longsleddale/Garnett Bridge. Continue through the hamlet of Garnett Bridge and follow the valley road for approximately 3 miles passing St. Marys Church. Swinklebank House is then located on the east side of the valley, accessed via a gated driveway leading up to the house.

### What3Words:

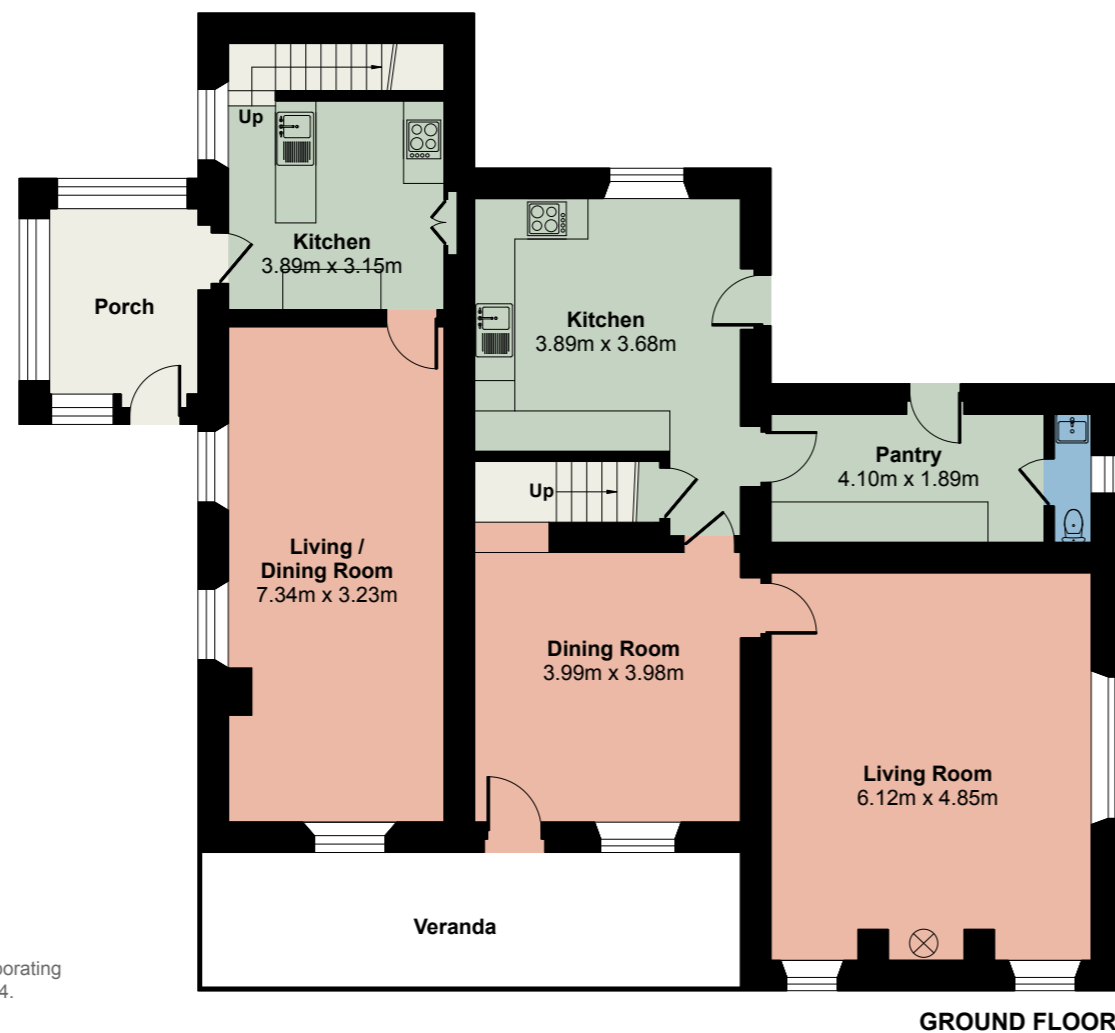
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# Longsleddale, Kendal, LA8

Approximate Area = 2625 sq ft / 243.8 sq m  
For identification only - Not to scale



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## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Kendal office:**

Call us on 01539 729711

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