



 Kaker Mill Farm



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Preston Patrick, LA7 7NZ

Welcome to Kaker Mill Farm; a wonderful opportunity to acquire a charming family home, boasting traditional features with picture rails and beams throughout, with unrivalled countryside views and enjoying well established gardens, with an orchard, off road parking and garage to complete the picture.

Internally, the property features a dining hall, drawing room and snug with a breakfast kitchen and accessible wet room to the ground floor, with three double bedrooms and a large bathroom to the first floor. Having been well loved for many years by the current owners, this charming, traditional property now offers the opportunity for some updating. It oozes the potential to be again a true forever home.

Quick Overview

Wonderful detached home

Three bedrooms & two bathrooms

Idyllic country location

Generous living spaces

An amazing opportunity to enjoy a
delightful forever home

Traditional features throughout

Extensive gardens with orchard

Off road parking & integrated garage

Unrivalled countryside views

B4RN broadband available



Location

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Surrounded by idyllic countryside, Preston Patrick comprises clusters of homes with close access to the M6, providing links to the Lakes, as well as being conveniently located to the village primary school and both market towns of Kirkby Lonsdale and Kendal, which each provide an array of local amenities and well regarded secondary schools.



Generous Living Spaces

On approaching the property, this most appealing location is immediately apparent, with the countryside views stretching to four sides. The front is framed with a beautifully presented garden, laid to lawn with planted borders and a stone wall, with the mill stream running along the left hand side and a path leading to the front door.

Enter into the dining hall; a traditional room with picture rail and attractive front aspect window, along with a fireplace and coal effect fire for those cooler evenings. This is a lovely room for hosting formal dinners and special occasions with family and friends. A door opens into the elegant drawing room, filled with light from the dual aspect windows with French doors taking advantage of the countryside views and opening onto the terrace and garden. A fireplace with stone surround sets the tone for a cosy evening, and a door leads into the hallway.

The hallway provides stairs to the first floor and access into the large cellar, great for storage with its original slate shelving. The snug can also be found, providing a comfortable additional sitting room or office for those who work from home, with a rear aspect window with view to the orchard and a door leading onto the driveway. There is also an electric fire, and traditional picture rails creating a cosy atmosphere.

Specifications

Drawing Room
24' 1" x 9' 11"
(7.34m x 3.02m)

Dining Room
15' 5" x 14' 1"
(4.7m x 4.29m)

Snug / Office
11' 8" x 10' 8"
(3.56m x 3.25m)

Cellar
11' 9" x 13' 0"
(3.58m x 3.96m)

Cellar
11' 3" x 13'
(3.43m x 3.96m)





Country Kitchen

Specifications

Kitchen
12' 2" x 14' 4"
(3.71m x 4.37m)

The country style farm kitchen is situated to the rear of the property and looks out on meadows. It presents a great opportunity for the new purchaser to update to suit their own tastes and requirements. Currently comprising base units, work tops and a tiled splash back, along with a stainless steel sink and drainer, there is also space for undercounter appliances and a large dining table. A door leads onto the drive. An inner hall leads to the modern wet room, comprising a walk in shower, W.C., wall hung sink and accessibility rail with a heated ladder towel radiator.



Traditional Bedrooms

Follow the stairs to the first floor split level landing. Firstly, you are welcomed into bedroom three; a double bedroom with a window seat from which to enjoy the view of the meadow and integrated wardrobes for convenience. Follow onto the main landing where you will find the family bathroom; a generous space with a bath, W.C., pedestal sink and large feature window and fine views of the orchard.

Bedrooms one and two each enjoy front aspect windows with ample space for a double bed and additional furniture as desired, as well as featuring picture rails for a traditional feel. Finally, stairs to the second floor lead to the eaves, providing great additional storage with scope to transform into additional living space (subject to consents), although with some limited head room.

Specifications

Bedroom One

11' 7" x 13' 8"
(3.53m x 4.17m)

Bedroom Two

11' 9" x 13' 3"
(3.58m x 4.04m)

Bedroom 3

11' 5" x 10' 1"
(3.48m x 3.07m)





Outside Spaces

Externally, the property sits in a generous plot with established, well maintained gardens to the front, patio areas for seating, a gravel area for off road parking and a large attached garage. A stone outbuilding currently houses an outside W.C. and washbasin. The orchard at the rear of the property creates more private land to enjoy and also offers ideal business potential (subject to consents), the grounds having been previously used as a successful caravanning site with the hook ups still in place.

Important Information

Garage:

A large integrated garage with space for additional parking or storage. Light and power are connected, with an up and over door and a shower room to the rear.

Parking:

A gravelled driveway provides ample parking for a number of cars.

Services:

Mains water and electricity. Oil central heating. Private septic tank drainage.

Council Tax:

Westmorland and Furness Council - Band E.

Energy Performance Certificate:

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

Tenure:

Freehold. Vacant possession upon completion

What3Words Location:

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Floorplan



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUj.





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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kirkby Lonsdale office:

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