



Sellet Lodge







# Sellet Lodge

## Stainton, LA8 0LE

Sellet Lodge is a charming detached Victorian property situated on the outskirts of the village of Stainton, approximately four miles south-east of the market town of Kendal.

Located just off the A65, the property offers convenient access to Junction 36 of the M6 motorway. Set in an idyllic and peaceful rural position, it is surrounded by open countryside while remaining well connected, with Oxenholme mainline railway station-providing direct links to London Euston, Manchester and Glasgow-only a short drive away.

Kendal's excellent range of shops, supermarkets, restaurants and transport links are also close by, as are both the Lake District National Park and the Yorkshire Dales.



### Quick Overview

Splendid detached Victorian home

Set in approx 6.4 acres of land

Three reception rooms and study

Four bedrooms

House bathroom and separate shower room

Front and rear gardens with tennis court

Off road parking

Detached garage

No upward chain

Ultrafast broadband speed\*







## Location

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Lovingly owned by the current vendors for over 40 years, the property now requires modernisation but offers fantastic potential.

Set within approximately 6.4 acres, Sellet Lodge benefits from off-road parking, a detached garage, front and rear gardens, a tennis court, and a large field, making it ideal for those seeking space, privacy or smallholding opportunities.



# Welcome

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Upon entering the property, you are welcomed into a spacious entrance hall featuring an attractive archway, a staircase to the first floor, and access to the main living areas.

On the right, you'll find a handy cloakroom, complete with storage for coats and shoes, a wash hand basin and access to a WC.

From the hall, there is a generous study enjoying a pleasant outlook across open countryside and fields, along with built-in storage.

Further along is the dining room, an excellent space for entertaining while enjoying the far-reaching views.















# Ground Floor

The living room is a bright and spacious reception room with three windows, all taking full advantage of the surrounding countryside views.

The room features an attractive open fireplace with a tiled inset and a built-in cupboard.

An inner hall provides access to a walk in pantry, external access and leads down to the cellar, where a staircase descends to four rooms offering excellent storage and utility space.

## Specifications

Living Room  
30' 7" x 11' 11" (9.33m x 3.64m)

Sitting Room  
12' 9" x 14' 10" (6.90m x 4.54m)

Study  
10' 1" x 9' 10" (3.08m x 3.01m)

Dining Room  
14' 11" x 13' 1" (4.57m x 3.99m)





# Wine & Dine



## Specifications

Kitchen  
12' 6" max x 12' 10" max  
(3.83m x 3.93m)

The kitchen is fitted with base units and worktops incorporating an inset sink and drainer and houses an oil-fired Rayburn, with space for an under-counter fridge.

A door leads through to the sitting room, another generous reception room featuring glazed door opening onto a balcony with glass panels, offering uninterrupted panoramic views.













# First Floor

## Specifications

Bedroom One  
14' 11" max x 13' 1" (4.56m x 3.99m)

Bedroom Two  
14' 10" max x 12' 0" (4.54m x 3.68m)

Bedroom Three  
173 5" x 11' 1" (4.09m x 3.38m)

Bedroom Four  
10' 0" x 9' 11" (2.19m x 3.96m)



The first-floor landing provides access to four bedrooms, the house bathroom and a separate shower room, along with access to the loft space and a useful linen cupboard.

The principal bedroom is a spacious double room with views across the tennis court and countryside and benefits from built-in storage.

Bedroom two is another generous double room enjoying similar views and built-in storage.

Bedroom three is a double room with an alcove featuring shelving and cupboard space, as well as a wash hand basin, while bedroom four is a well-proportioned room enjoying open countryside views.

The house bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC, with an airing cupboard housing the hot water cylinder and shelving.

A separate shower room includes a shower cubicle with electric shower, vanity unit with wash hand basin, WC and a heated towel rail.





# Outside

Externally, the property benefits from off-road parking, a detached garage and a front lawn with hedge borders, mature trees, and shrubs.

To the side is a tennis court leading down to additional lawned areas and into the tiered rear garden, which features patio seating areas, mature planting, hedge borders and steps leading up to the balcony.

The property also includes a U-shaped field, ideal for those interested in keeping livestock or creating a smallholding.

Viewing is highly recommended to fully appreciate the size of the plot, the setting, and the potential this unique property offers.















# Important Information

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**Tenure:**

Freehold.

**Council Tax Band:**

Westmorland and Furness Council - Band G.

**Services:**

Mains electricity, oil fired Rayburn, electric storage heating and septic tank drainage.

**Energy Performance Certificate:**

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

**What3Words & Directions:**

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**Directions:**

The property is situated on the outskirts of the village of Stainton, approximately four miles south-east of the market town of Kendal, along the A65 towards Endmoor. Turn right at the first junction after the Punch Bowl at Barrow Green into Shyreakes Lane. At the end of the lane, turn right. After passing St Thomas' Church, take the left-hand turning signposted past Crosscrake School. Continue for approximately 0.9 miles, where Sellet Lodge can be found on the right-hand side.

**Agent Note:**

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

Please note that the property and the surrounding land are held on separate titles, however they are to be sold together as one combined sale.





Approximate Area= 2845.8 sq ft / 264.4 sqm (excludes void)

For identification only - Not to scale







All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.



# Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

Call us on 01539 729711

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