



1 Bannel Head

Windermere Road, Kendal, LA9 5SA

Price £375,000

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Bannel Head is a fine example of Late Victorian architecture built in 1901 by the Richmond Family, set in formal and woodland gardens in a particularly convenient location within the Lake District National Park on the edge of the market town of Kendal. Converted into four individual properties in 1957, 1 Bannel Head is a luxurious individual ground floor apartment retaining one of the original drawing rooms, with some beautifully crafted and detailed features. This portion of the main house is set out on the ground floor providing excellent level living and well proportioned accommodation that will appeal to a wide range of buyers with its fabulous drawing room, fully fitted contemporary kitchen, two exceptionally large double bedrooms with stunning en suite bathroom and shower room facilities. There are pleasant rural and garden outlooks from around the property and estate with 1 Bannel Head enjoying a private level lawn area and private parking for two vehicles as well as visitors parking. There is the option by separate negotiation to purchase a parcel of land with planning permission granted for construction of a detached double garage with a pitched roof.

The long main private driveway to Bannel Head can easily be found off the A590 near Plumgarths roundabout just inside the Lake District National Park boundary giving very easy access to Kendal town centre where there is a good range of shopping facilities and transport routes including west coast mainline connection and M6 Junction 36 is around a ten minute drive. There is excellent access into the National Park and nearby Staveley, together with a choice of golf courses close by and other amenities in this beautiful part of the county.



Directions

From either Kendal town or bypass from the motorway (A590) head out to Plumgarth's roundabout to the north of the town. Cross over the roundabout signed for 'Windermere' and enter into the Lake District National Park. Soon after large stone gate pillars on the left indicate the entrance drive to Bannel Head. Follow the drive way across the front of the house.

Accommodation

Private entrance accessed via stone steps into

Entrance Hall

A spacious wide and welcoming entrance with front door and side panel with leading lights. Recessed alcove with down lights and telephone point. Two built in double cupboards offering useful storage and cloaks space.



Drawing Room 23'10 x 16'8 (7.26m x 5.08m)

One of the principle rooms of the original residence, this large living room and dining space has tall ceilings with exquisite plaster frieze with motifs, original oak floor, and ornate period oak panel fire surround with stone inset and hearth with open grate fire. The splendid living space has a wide mullion bay window which is south facing and double glazed enjoying a fabulous outlook over the gardens and grounds. TV point, four wall lights and two radiators.



Kitchen 16'5 x 9'10 (5.00m x 3.00m)

Fitted with a range of quality contemporary wall and base units arranged with plenty of storage incorporating pan drawers, pantry cupboards, glazed display cabinets with down lights and range of integrated equipment including four ring induction hob, Bosch oven and microwave, warming drawer, dishwasher, plumbing for washing machine, integral fridge/freezer, ceramic sink unit with drainer and complimented with laminate work surfaces and feature breakfast bar with open shelving. The high ceilings and tall picture window provide plenty of light and there is ample space for a breakfast table and seating.



Master Bedroom Suite 16'8 x 15'2 (5.08m x 4.62m)

A large double bedroom to the rear of the property with large double glazed picture window, twin built in contemporary wardrobes. Adjacent is a beautifully fitted en-suite bathroom facility which offers a stunning amenity complemented by attractive tiling, and offers panel bath with power shower over and folding glazed screen, WC, vanity wash basin, fitted wall mirror, vertical towel radiator. Finished with down lighting, under floor heating and extractor fan.



Bedroom Two 16'10 x 13'1 (5.13m x 3.99m)

Large double bedroom at the front of the property enjoying a dual aspect with views out to the gardens and grounds from three double glazed leaded windows. TV point and radiator.

Shower Room

Fully tiled house shower room with three piece suite comprising curved shower cubicle with power shower, vanity wash basin and low level WC. Fitted with wall mirror, vertical towel radiator, down lights and extractor fan.

Outside

Approached off the private drive way to Bannel Head across the front of the house, there is plenty of parking to the side with private parking for two vehicles. 1 Bannel Head has the benefit of a level lawn area and a private patio area immediately in front of the apartment.

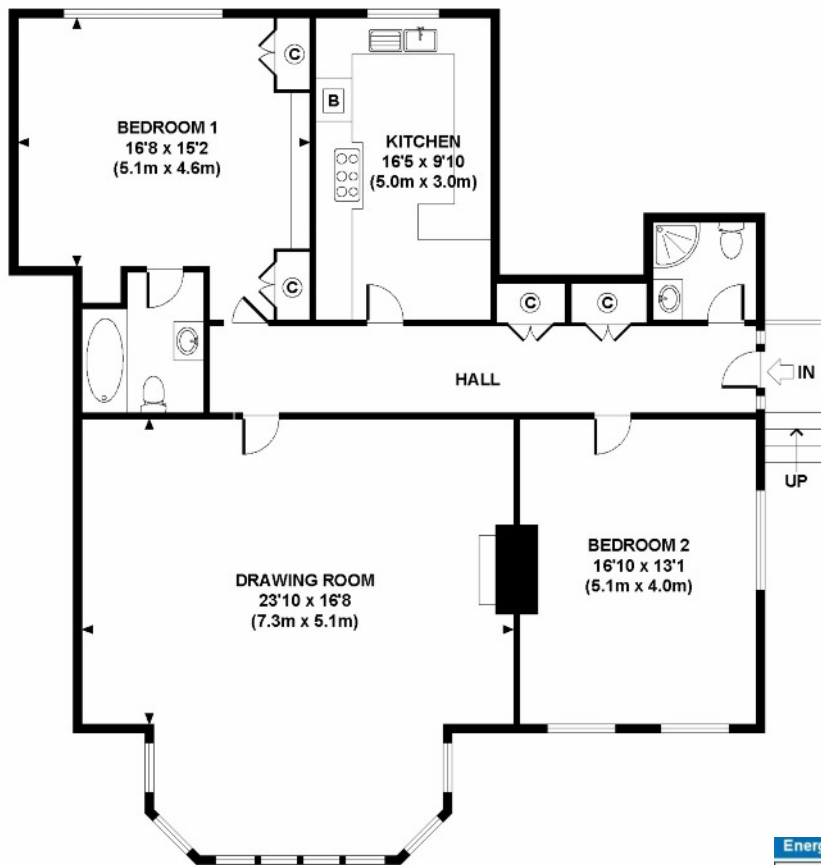
Services

Mains electric and water connected. LPG central heating, private shared drainage.

Tenure

Leasehold on a 999 year lease from 1995 with minimal charge of £10 per annum towards the driveway. Council tax band (D).

1 BANNEL HEAD



GROSS INTERNAL FLOOR AREA 1414 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1414 SQ FT / 131.08 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.2dexpert.net

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

