



The Duke, Farleton, Lancashire, LA6 1PB

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PRICE £565,000



Garage and Off Road Parking

A charming and characterful former coaching inn which offers spacious accommodation and has been sympathetically restored to an extremely high standard by the current owners. The property boasts a bespoke kitchen with granite tops and Lakeland slate floor, en suite bathroom, steam room and a wealth of character features. With extensive manicured gardens, garage and stables this beautiful family home must be viewed to be appreciated.

Lounge



DIRECTIONS

From Kendal take Aynam Road out of the one way system and turn right over the bridge and then left onto Milnthorpe Road. Continue along this road and take the next exit onto the A591 and then the slip road onto the A65 towards Lancaster, Barrow and Skipton. Merge onto the A591 and continue onto the A 590. At the next roundabout take the second exit onto the A6070. Continue along this road and The Duke is situated on the left hand side on the corner of the road into Farleton.

LOCATION

The property is situated in a small picturesque hamlet midway between Kendal and Carnforth with Milnthorpe only a short drive away with all the amenities anyone could require. The property has fantastic access to the M6 motorway making it ideal for those commuting to work and is on the edge of the beautiful English Lake District. With immediate views of the magical Farleton Knott, The Lancaster Canal and Lakeland fells this location has it all!

DESCRIPTION

The Duke is a former 17th century coaching inn offering four bedroom family sized accommodation. The property has been lovingly restored and upgraded by the current owners to a particularly high standard and boasts some lovely character features to include open fires with log burning stoves, ceiling beams and exposed stone work. The master bedroom boasts a dressing room and en suite bathroom and there is a fitness room complete with a steam room.

Outside the extensive and secure gardens offer a stunning manicured lawn with mature shrub borders, a large patio area with water feature, and stone built garage with two stone built stables.

There is a fabulous garden room with a backdrop of The Knott, a further summer house, cattery/animal cabins, workshop and potting sheds.

The property is approached via secure hardwoods electric gates and pedestrian gate into the courtyard. A solid oak door leads into the welcoming and spacious hallway which has an attractive solid oak floor. The hallway leads into the fitness/multi function room where there is a velux rooflight window and sink unit with storage cupboard. This room could also be utilized as another guest bedroom as it has an en suite shower room/steam room with two wall mounted aqualisa showers, one being a power shower and the other electric.

There is a granite seating area and a double glazed window. There is a boiler room with a floor standing boiler and a downstairs cloakroom with low level WC, integrated flush and wash hand basin. A double glazed window faces the side.

The hallway also leads into the spacious kitchen breakfast room. This is a lovely family area with plenty of room for a good sized table and chairs and there is an original fitted cupboard. A bespoke, solid oak kitchen has granite worktops and comprises a central island unit with granite worktop and power points.



Dining Room

Kitchen



There is a further bespoke sink unit with a porcelain sink with mixer taps, granite pan shelves and integrated dishwasher. The black four oven AGA is set into an oak surround and there are further fitted base units to either side.

The floor is Lakeland Slate to complement the décor and the stairs lead from here to the first floor. A door also leads into the cellar, ideal as a wine cellar! A double glazed window looks out to open countryside.

A utility room has a range of matching units with work top surfaces over. These incorporate an upright freezer, larder fridge, washing machine and tumble dryer and plumbing for the dishwasher. There are dual aspect double glazed windows.



A spacious yet cosy sitting room has a beautiful inglenook Lakeland Slate fireplace with a 'Clearview' multi fuel burning stove, this is a lovely focal point to the room and there are feature beams to the ceiling. Triple aspect double glazed windows overlook Farleton Knott and open countryside and double glazed French door leads out onto the patio area.

The large dining room has exposed stone to two walls and another feature open fireplace with a Clearview multi fuel burning stove. There are built in cupboards and shelving and double glazed windows overlooking the countryside.

On the first floor landing there is a feature stone wall, airing cupboard and solid oak doors lead into the bedrooms and bathroom.

The master bedroom is spacious and has a range of fitted double wardrobes with a central vanity area and there are two double glazed windows. A solid oak floor leads into the en suite and dressing room which has a fitted double wardrobe and a double glazed window.

A solid oak door leads into the en suite which has a walk in shower cubicle with wall mounted power shower, Low Level WC and a wash hand basin with fitted cupboard under. There is a solid oak floor to compliment the décor and a double glazed window and heated towel rail. There are two mirrored wall mounted cupboards.

Bedroom two is a double room with a built in wardrobe and cupboard. There is a wash hand basin in a white vanity unit. There is a feature painted panel wall and a double glazed window offers lovely rural views.

Bedroom three is another double room and has a feature painted panel wall and a double glazed window offers lovely open views again.

Bedroom four has built in cupboards and a wardrobe. There is a feature lime waxed wall and double glazed window with rural views.

The family bathroom is fully tiled and has a panelled bath with an electric shower over, low level WC and wash hand basin set into a white vanity unit. There is a heated towel rail and views to Farleton Knott.



Bedroom One

Patio Seating Area



Outside the property is a beautiful garden which is completely secure and has been mostly laid to lawn with mature flower and shrub borders. There is a further secret garden with a feature raised pond and a large patio area provides an extensive seating area and has a lovely water feature and power.

There is extensive parking with a stone built detached garage which has light and power and an electric up and over door. There are two stone built loose boxes one of which has power and light and the other one has light.

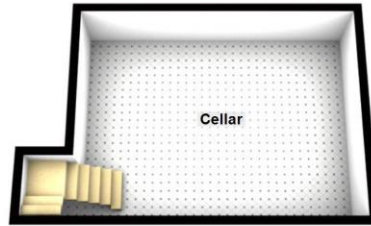
A stunning garden room is fully insulated with power and double glazed and has views to Farleton Knott. There is a cedar slatted roof and this is a lovely tranquil place to sit and enjoy the garden and views.

There is a further summerhouse at the far end of the garden and a further workshop/studio. This has power and light, a larch slatted roof and double doors. There are two further potting/storage sheds. The cattery/animal housing have power and lighting.

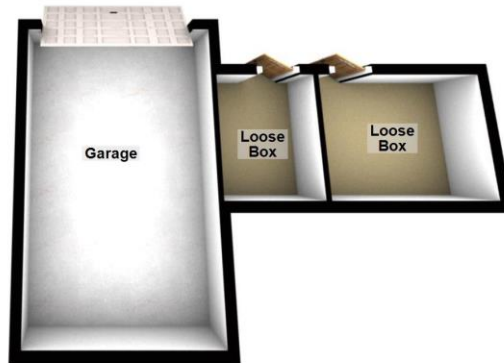
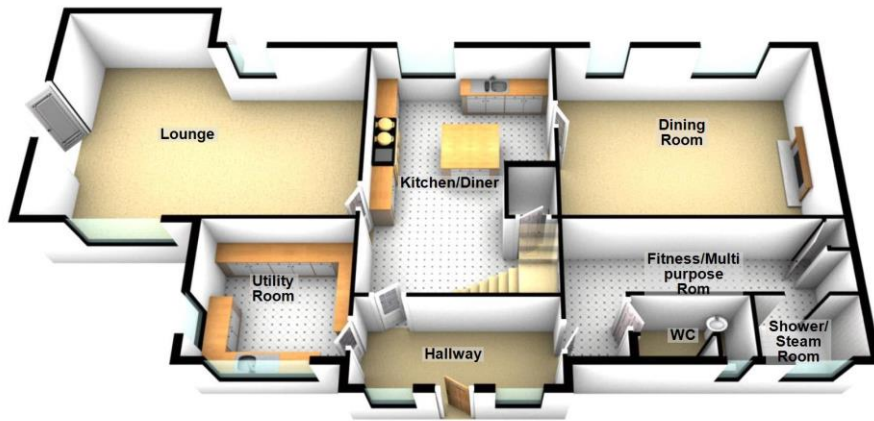
Please note there is oil fired central heating to every room in the house and there is a septic tank.

TENURE
Freehold

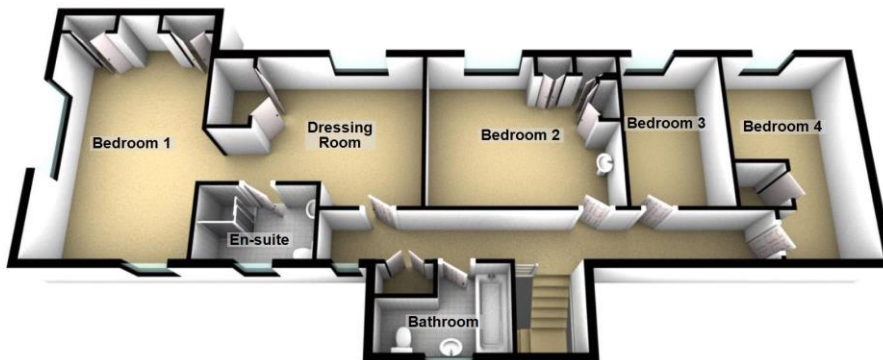
Basement



Ground Floor



First Floor



ROOM DIMENSIONS

Lounge

24'10 (7.57 m) x 19'8 (6.00 m) maximum measurements

Dining Room

17'5 (6.33 m) x 15'8 (4.78 m)

Kitchen

14'6 (4.44 m) x 22'5 (6.85 m) maximum measurements

Utility

11'5 (3.49 m) x 11'0 (3.38 m)

Bedroom One

11'9 (3.59 m) x 19'7 (5.99 m) maximum measurements

Dressing Room

11'6 (3.52 m) x 12'3 (3.76 m) maximum measurements

En-suite

8'5 (2.59 m) x 5'5 (1.67 m)

Bedroom Two

14'6 (4.42 m) x 12'3 (3.74 m)

Bedroom Three

7'6 (2.30 m) x 12'4 (3.76 m)

Bedroom Four

9'5 (2.88 m) x 15'5 (4.70 m) maximum measurements

Bathroom

9'0 (2.77 m) x 6'8 (2.03 m) maximum measurements

Barrow 01229 811811 • Dalton 01229 467565 • Ulverston 01229 588111 • Grange 015395 33316 • Kendal 01539 734455 • Milnthorpe 015395 62044

ADDITIONAL INFORMATION

Council Tax Band: G

Local authority: South Lakeland District Council

Services: Electric, oil fired heating, water and septic tank

EPC Rating = F

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