





Reception Hall



Splendid View



Conservatory

Brow Head  
Burton Road  
Kendal  
LA9 7PP

**£1,195,000**

An exceptional detached residence with a contemporary design, built to the highest standards and beautifully positioned within its generous grounds and enjoying magnificent elevated panoramic views. The attention to detail is impressive with the layout including six bedrooms and four bathrooms with the reception rooms including a stunning entrance hall leading to a conservatory which has full height windows, lounge, meaningful study and a superb living/dining kitchen. Outside is equally as impressive with the double garage, substantial workshop, garden shed and maturing grounds.

**Description:** Brow Head a bespoke home designed and built for the vendors who with thought and imagination have created a family home of generous living space seldom found in homes today. The high specification, attention to detail and quality of finish that has gone into this very special home is apparent from the minute you enter through the electric gates and follow the drive down to the front entrance. Then step into the impressive reception hall with its floating balcony and the panoramic views that surround the property can be first seen straight ahead through the adjoining conservatory. The ground floor living rooms balance well with the six bedrooms and four bathrooms and the double garage and workshop/garden store offer plenty of space for those working from home or those with hobbies in mind. Outside the gardens designed and landscaped by the vendors are well tended and again offer plenty of space to live, work and play. A property that really should be on your to view list.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Stone and Slate Open Porch** setting the scene for what awaits as you step through the splendid oak front door with its three bespoke glazed insets and two matching full height panes.

**Reception Hall** 16' 0" x 13' 3" (4.88m x 4.04m) full of light and warm and welcoming with its vaulted ceiling with two electric Velux roof lights. Attractive Amtico tiled floor with underfloor heating and splendid oak and glass staircase that leads up to the first floor floating balcony. Contemporary radiator and inset mail box. Full height glazed double doors with two matching side panes lead through into the:

**Conservatory** 18' 0" x 13' 3" (5.49m x 4.04m) with its full height double glazed windows that allows for the spectacular views over the 'Auld Grey' town that nestles in the valley below with the distant Lakeland fells to the north and Scout Scar to the west and its double doors opening to the garden. Attractive Amtico tiled floor, two inset alcoves with down lights and glazed display shelves.

**Lounge** 19' 6" x 14' 7" (5.94m x 4.44m) again with fine views over the town and beyond from the deep bay window with seat and a side window to the garden. Splendid stone fireplace with timber mantle and granite hearth on which stands a LPG gas stove with canopy. Two wall light points.

**Study** 12' 9" x 12' 3" (3.89m x 3.73m) enjoying an aspect from the bay window over the gardens and across open fields to The Helm, side window to the wooded garden. Attractive Karndene flooring and fitted with an extensive range of book shelves.

**Shower Room** fitted furniture with Corian worktop and inset sink, WC and tiled corner shower cubicle with Mira shower. Heated towel radiator, extractor fan and down lights, Amtico flooring.

**Family/Living Dining Kitchen** 27' 5" x 17' 0" (8.36m x 5.18m) a splendid room that enjoys views to the rear across the town as before from two windows, one being a deep bay with seating and to the front bi-folding doors with inset blinds open to a sheltered canopy area with views across to The Helm. The Dining area is carpeted and has a feature stone wall fireplace with a contemporary inset remote controlled gas fire, two wall light points. The Kitchen is fitted with an extensive range of wall and base units including glazed flying display cabinets, wine racks, drawer fitments and a dresser style unit with two pull out larder cupboards with complementary solid oak work tops incorporating a breakfast bar. A central island unit with granite top has two inset 'Franke' stainless steel bowls, a boiling 'Quooker' hot water tap and a pop up socket power port. A range of kitchen appliances comprise; a three oven electric Aga with AIMS control and two hotplates alongside a separate matching electric double oven with four ring LPG gas hob to match all in black with glazed tiled splash back and extractor over. Inset Bosch American style fridge, dishwasher, freezer and microwave. Attractive Amtico tiled flooring and down lights.



Family/Living Dining Kitchen



Lounge



Family/Living Dining Kitchen



Study



Galleried Landing

**Inner Hall** attractive Amtico tiled flooring, second staircase to first floor and door to outside and door to garage.

**Cloakroom** complementary tiled walls and Amtico flooring, WC and wash hand basin, extractor fan and window.

**Utility Room** 10' 11" x 7' 11" (3.33m x 2.41m) again with Amtico tiled flooring, two windows with views. Fitted with a range of wall and base units with granite work tops and inset 'Rangemaster' butlers style enamel sink, plumbing for washing machine and space for tumble dryer. Extractor fan, down lights and. Door to:

**Covered Bin/Store Room** 8' 8" x 7' 4" (2.64m x 2.24m) with UPVC panelled ceiling, water tap and double doors to garden.



Family/Living Dining Kitchen

#### First Floor

**Floating Balcony** overlooking the hall and the conservatory and leading to:

**Master Bedroom Suite** 19' 6" x 17' 6" (5.94m x 5.33m) again a room with a view with side window to the garden and dormer window with far reaching views across the town. Two under eaves storage cupboards, two bed head light points, electric Velux skylight. Walk-in wardrobe with down lights, hanging rails and display shelving for shoes. Access to roof space. En-Suite Shower Room - with complementary tiled walls and Karndene flooring, dormer window with views to The Helm. A five piece suite comprises; fitted furniture with granite tops, twin Jacuzzi wash hand bowls, bidet, WC and large walk-in shower cubicle with granite seat and Aqualise power shower. Extractor fan, two shaver points and heated towel radiator.

#### Landing

**Bedroom 2 with En-suite** 16' 8" x 8' 7" (5.08m x 2.62m) with fine views across the town, Velux roof light and dormer window. Two useful under eaves storage space, access to loft space, two bed head lights.

En-suite Shower Room - attractive Karndene flooring and complementary tiled walls, Velux roof light, extractor fan and down lights. A three piece suite comprises; large walk-in shower cubicle with Mira shower, fitted furniture with wash hand basin and WC. Heated towel radiator.

**Bedroom 3** 16' 8" x 9' 9" (5.08m x 2.97m) currently in use as a hobby room with cupboard including a single drainer stainless steel sink. Aspect across to The Helm, down lights and attractive Kamdene flooring.



Master Bedroom Suite



En-suite to Master Bedroom



Bedroom 2 with En-suite

**House Bathroom** window with view, complementary tiled walls and attractive Karndene flooring. Fitted furniture with Corian work top, shaver point, down lights and extractor fan. A four piece suite comprises; excellent freestanding Victoria and Albert slipper bath with free standing tap and shower head, wash hand basin, WC and walk-in shower cubicle with Mira shower.

**Bedroom 4** 15' 1" x 7' 10" (4.6m x 2.39m) with two dormer windows, open views and two bedside wall light points. Under eaves storage.

**Bedroom 5** 15' 1" x 7' 11" (4.6m x 2.41m) as bedroom 4 with two dormer windows, bedside wall light points and open views. Currently used as a gym. Under eaves storage.

**Inner Landing** electric Velux roof light. Deep shelved linen cupboard.

Drying Room with two Megaflor hot water cylinders, hanging rails and cupboard.

Staircase to ground floor.

**Bedroom 6/Hobby Room** 17' 8" x 10' 5" (5.38m x 3.18m) a good double bedroom again with views to the front and rear. Two Velux roof lights and a high level window to the gable end. In use as a hobby room with stainless steel sink unit, down lights and two under eaves storage.

**Outside:**

**Integrated Double Garage** with two electric up and over doors, two windows, power and light. Hose reel point. Deep understairs cupboard housing the electrics for the house including the alarm, CCTV and surround sound system. Door to:

**Workshop/Garden Store** a great room with plenty of space for the work benches and the ride on mower. Two electric roll up doors to front and rear gardens, three windows, power and light. Two Vaillant gas central heating boilers. Outside hose reel point.

**Timber Garden Shed** with c/w power, double doors and side access door.

**The Gardens and Grounds** Brow Head stands in the middle of all its surveys with the gardens having been created and landscaped by the vendors. On entering through the electric gates follow the level drive down to the front entrance where you will find plenty of parking and turning.

The gardens and grounds extend to approximately 1.5 acres with both formal and informal areas being bordered by open fields to three sides with a mature Beech hedgerow and a wide variety of specimen trees planted creating privacy and seclusion. To the front is a large level lawn and to the rear a rolling hill with its wild meadow area (a great sledging hill for when it snows be it for the children or grown ups). There are various patios and sitting spaces with outside lighting and the walled wooded garden to the side provides space for the children to play. Outside the front door is colourful planted rockery garden with water feature.

**Services:** mains electricity and mains water. Private drainage. LPG gas. Underfloor heating throughout. Alarm and CCTV system in place. BT and Broadband.

**Note:** All windows, doors (apart from the oak front door) facias are UPVC oak effect for low maintenance.

**Council Tax:** South Lakeland District Council - Band G

**Tenure:** Freehold

**Viewing:** Strictly by appointment with Hackney & Leigh - Kendal Office

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



Bedroom 4



House Bathroom



Bedroom 5



For illustrative purposes only. Not to scale.



**Location:** From Kendal, proceed out of the town on the Burton Road, continue past the Westmorland General Hospital and Brow Head stands proud on the left hand side alongside Burton Road and just before the right turning to the village of Natland. The location is well situated to the south of the market town of Kendal enjoying good connections for visiting the Lake District and Yorkshire Dales National Parks and approximately six miles from the M6 (Junction 36) and a mile from Oxenholme mainline railway

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