



 Highfield House





Highfield House

Highfield House , Crook, LA8 8LB

Highfield House is a gorgeous Lakeland Country House, in a quiet location between Kendal and Bowness-on-Windermere. It is an idyllic family home with exquisite period detailing and modern finishes, 4-5 bedrooms (1 en-suite), 3 reception rooms, 2 bathrooms, a large cellar, detached double garage and all set in approximately 3 acres of land.

This fine detached home has much to offer and to top it all off, it also has a stream at the bottom of the garden!

Quick Overview

Detached Lakeland Country House

4 Bedrooms

Approximately 3 acres of land

Quiet location

Detached Double Garage







Welcome

A beautifully finished and extended Lakeland country house set in approximately 3 acres of gardens and woodland. A lovely family home with high quality appointments has been created with careful period detailing combined with contemporary finishes. The house dates from 1861 and the Victorian style has been retained with excellent reception areas together with 4 generous bedrooms and 3 bathrooms. The extensive grounds and landscaped gardens provide an enviable amenity with an outside entertaining area, lawns, garage block, gardens and an established area of mixed woodland with stream, bounded by open fields.

Ideally located between the busy market town of Kendal and the bustling Lakeside village of Bowness-on-Windermere, the property is set amongst the lower fells and countryside of the southern Lake District with very easy access to M6 Junction 36 or the West Coast main line at Oxenholme. There is a good choice of schooling in the area together with various activities close by.



Classic Interiors

A double fronted entrance welcomes you to this stylish property, opening up to a wide reception hall with characterful mosaic tiled floor. This immediately leads you onto the impressionable drawing room, a comfortable and sizeable dual aspect room at the heart of the home, with plenty of light, a wood burning stove with marble hearth and classic period plasterwork detailing on the ceiling.

The dining room directly opposite, is a very tastefully decorated dual aspect room with windows on two sides looking out over the gardens and the surrounding countryside.

Specifications

Drawing Room

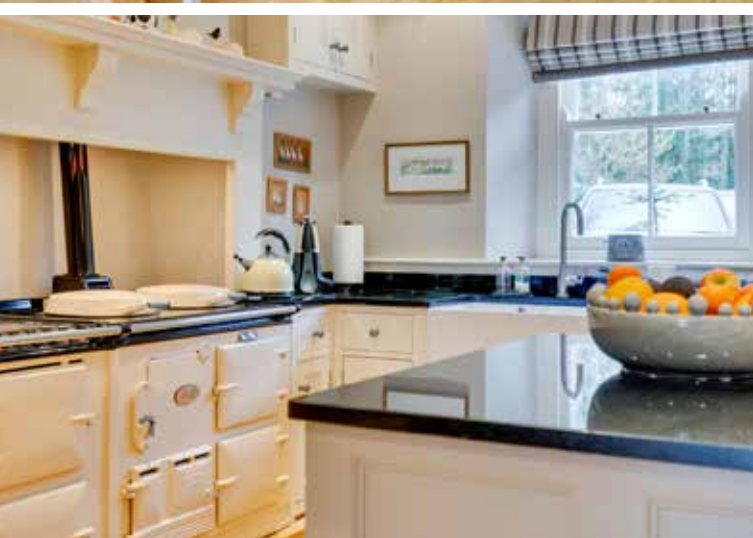
25' 0" x 14' 9" (7.62m x 4.5m)

Dining Room

15' 1" x 14' 4" (4.6m x 4.37m)









Style & Elegance

Specifications

Study/Bedroom 5

14' 5" x 11' 7" (4.39m x 3.53m)

Kitchen

25' 7" x 12' 11" (7.8m x 3.94m)

A study or additional bedroom with inset shelving, a television point, telephone point and a glazed door to the rear garden, can be found beside the dining room.

Further down the beautifully mosaiced hallway is the stylish and elegant kitchen with high quality wall and base units, 4 oven Aga, inset Belfast double sink, built-in Bosch dishwasher, built-in wine cooler, granite work surfaces and a central island work area with cupboards. An exposed beam adds to its charm and there is more than enough space for a dining area. It opens out to the Orangery, extending the space to a sizeable 47' in total.



The Orangery

The Orangery, which spans out from the spacious kitchen is a beautiful, light-filled, contemporary living space.

It was created from the original Victorian house to become a modern extension with a feature glass roof lantern light and French doors opening onto the terrace.

Four large windows also provide ample light and lovely views out onto the garden.

The room is finished with hard wood oak floor and offers generous and versatile living space that can be used by all the family.

Specifications

Orangery

18' 4" x 11' 6" (5.59m x 3.51m)









Exquisite Bedrooms

Specifications

Master Bedroom 1

14' 4" x 12' 11" (4.37m x 3.94m)

Bedroom 2

14' 5" x 11' 9" (4.39m x 3.58m)

Bedroom 3

13' 1" x 12' 1" (3.99m x 3.68m)

Bedroom 4

13' 1" x 12' 1" (3.99m x 3.68m)

The Master Bedroom on the first floor, has a range of quality fitted wardrobes and a wonderful view over the gardens and surrounding countryside. It also has a spacious en-suite shower room with bidet, WC, vanity wash basin, corner shower cabinet and heated towel rail.

Bedroom Two, is a large, comfortable room with a view out to the garden towards Whitbarrow Scar. It also has fitted wardrobes.

The house bathroom comprises a 4-piece suite with WC, bidet, vanity wash basin, a large walk-in shower and heated towel rail.

Both Bedroom Three and Four offer double accommodation, with views over the garden and towards the woodland.

There is a second bathroom with a lovely Victorian suite comprising of a luxurious slipper bath on ball and claw feet, with a hand shower, WC and pedestal wash basin. A black and white tiled floor adds the final touch to the stylish ensemble.







3 Acres of Gorgeous

The gardens and grounds of Highfield House extend to approximately 3 acres. There are two driveways serving the property with plenty of parking space, together with a stone faced double garage block with slated roof. There are terraced gardens around the property with an attractive levelled lawned area and terracing. Access from the main reception areas, allows for full enjoyment of a beautiful sunny aspect, during fine weather.

To either side of the formal garden areas are established mixed woodland which create both privacy and shelter and include some fine mature trees and a stream.

There is also a detached stone outbuilding, wood store and timber decked area.

Specifications

Garage

26' 0" x 16' 4" (7.92m x 4.98m)

Important Information

Services:

Mains electricity. Private drainage with septic tank. 2 oil tanks are at the property, one services the Aga and the other services the central heating.

Council Tax:

South Lakeland District Council - Band G

Tenure: Freehold. Vacant possession upon completion.

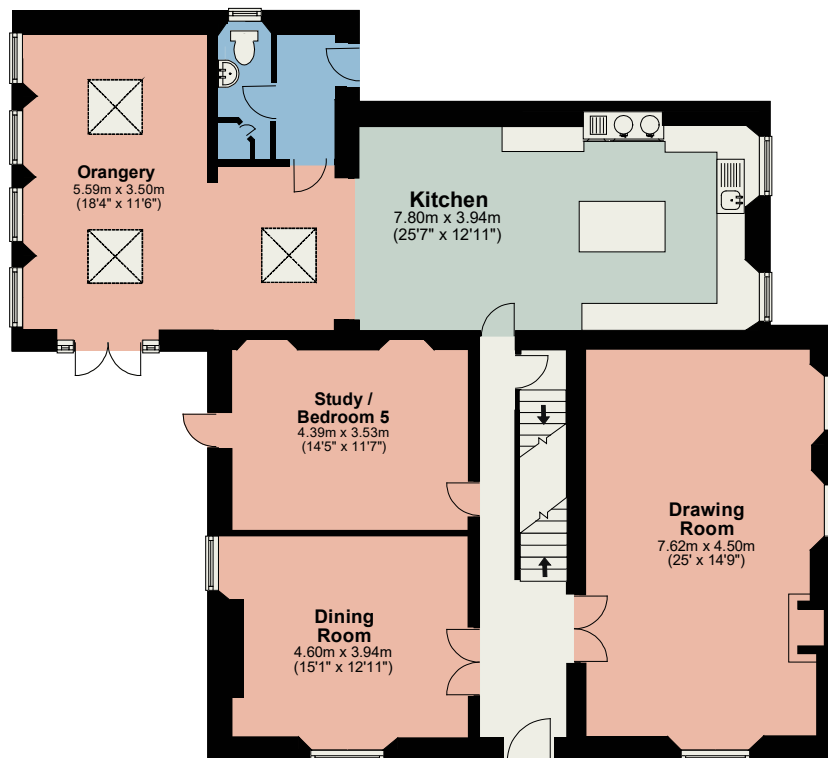
Energy Performance Certificate:

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

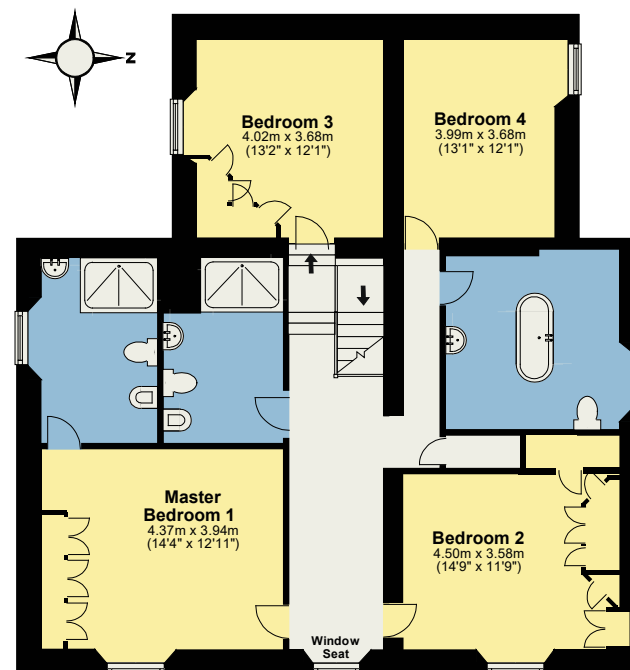




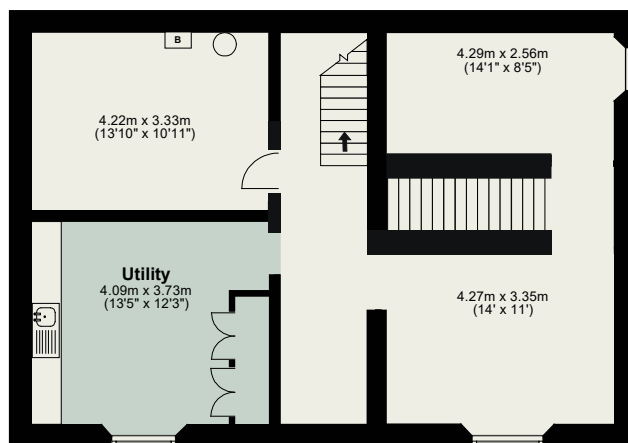
Floorplan & Boundary Map



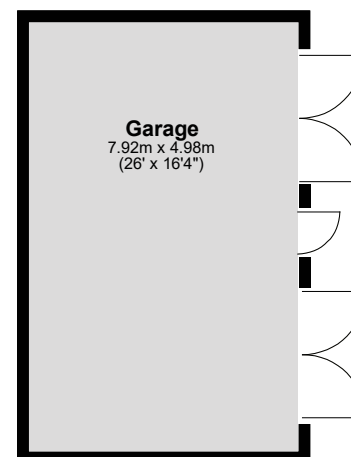
Ground Floor



First Floor

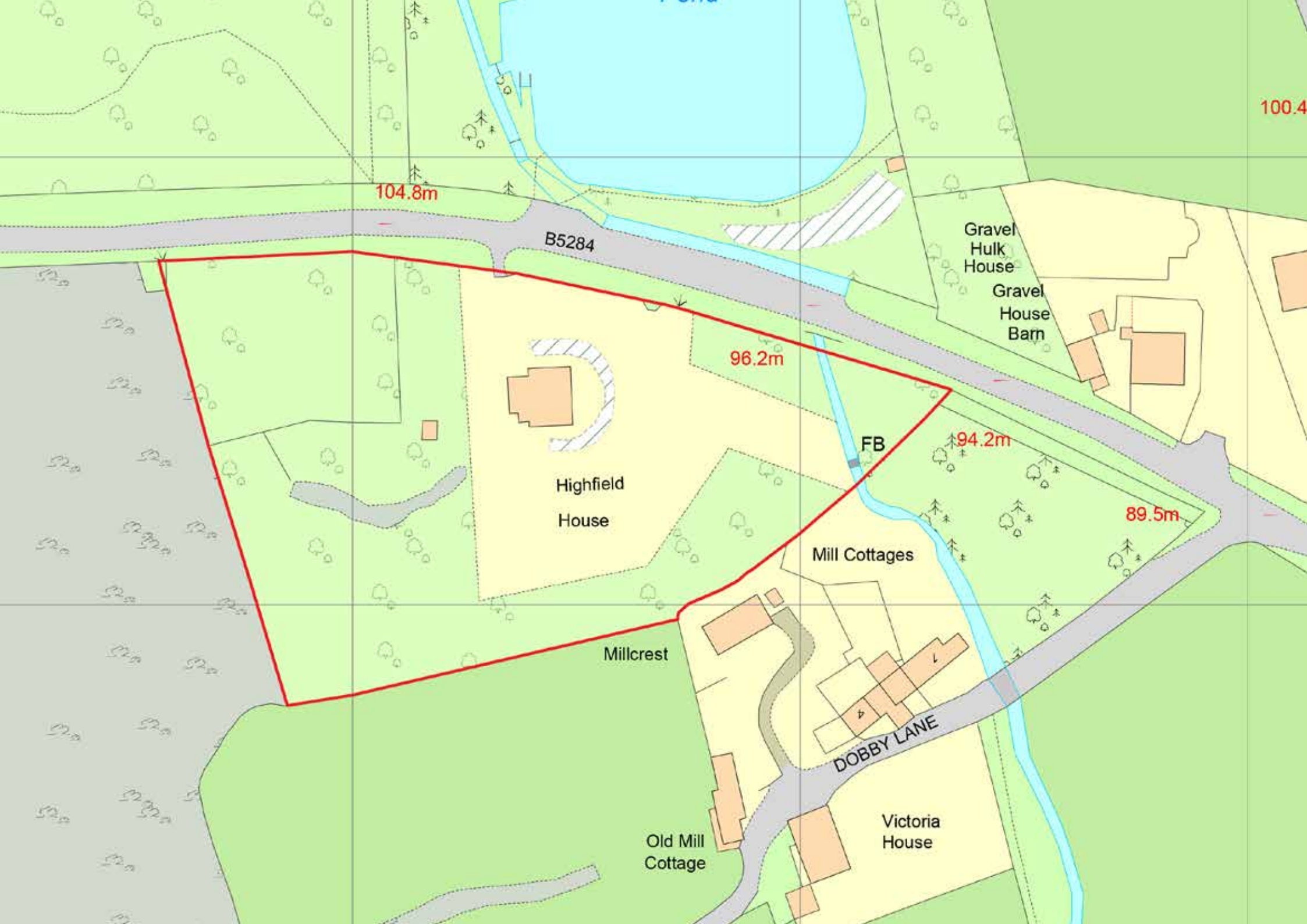


Basement



Total area: approx. 339.0 sq. metres (3648.8 sq. feet)

For illustrative purposes only. Not to scale. REF: W5364



Directions

Highfield House , Crook, LA8 8LB

From Bowness-on-Windermere take the B5284 (Crook Road) towards Kendal. After approx. 3.5 miles on entering the hamlet of Crook passing church continue down Crook Brow for a further 0.5 miles and Highfield House is set back on the right with the very popular Sun Inn Public House a further on the left.

Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

Call us on 015394 44461

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