



4 Bannel Head | Windermere Road | Kendal | LA9 5SA

Guide Price £550,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

4 Bannel Head

Kendal

Bannel Head is a fine example of late Victorian architecture, set in formal and woodland gardens in a particularly convenient location within the Lake District National Park to the North of the market town of Kendal. Divided into four individual properties several years ago, number 4 retains the original front entrance and drawing room, fine main staircase and some beautifully crafted and detailed features. This portion of the main house is set out on the ground and first floors providing excellent, well proportioned accommodation that will appeal to a wide range of buyers with its fabulous reception rooms, fully fitted contemporary kitchen, two large double bedrooms with stunning en suite facilities and the single third bedroom. There are pleasant rural and garden views from around the property and gardens and there are an interesting range of outbuildings which include a delightful detached Victorian building which is currently utilised as a study, with its own facilities making it ideal for a 4th bedroom/ guest suite together with a further workshop, fuel stores and a sun room. Number 4 owns a significant yet manageable portion of the gardens and grounds, and benefits from a small parcel of woodland to the West, this will prove popular with those with green fingers and there is plenty of space for those wishing to have vegetable plots.

The long main private driveway to Bannel Head comes off the A590 and 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.





Accommodation

The original front entrance porch to this fine gentleman's residence is approached through double arched doors into the vestibule with original black and white tile floor and half panelled walls.

Dining Hall

35'8x31'11(10.89mx9.75m)

One of the principle rooms of the original residence, this large living room and dining space has some fine oak panelling to the picture rail, ornate plaster detailing to the ceiling, oak floors and leaded windows with oak mullions. To the side of the room there is an attractive inglenook with interesting detail, stone carved fire surround with open grate and tile inset.

Drawing Room

23'11x20'2(7.30mx6.15m)

This is another beautifully proportioned reception room with tall ceiling, exquisite plaster frieze with motifs, and ornate period fire surround with contemporary gas fire inset. The bright room has a wide mullion bay window which is south facing.

Rear Lobby

10'9x6'5(3.3mx1.96m)

Approached to the side of the main staircase this offers a good wet entrance from the rear yard. Side hallway with coat hanging space and *cloakroom* with tiled floor, pedestal wash basin and WC.



Study/Bedroom 3

9'6x6'7(2.9mx2.02m)

A versatile room on the ground floor which makes a comfortable third bedroom or ideal study space

Breakfast/ Kitchen

15'11x12'11(4.87mx3.95m)

A very neatly presented quality fitments arranged with plenty of storage cabinets and featuring quality corian worktops and integrated equipment including induction hob, cooker hood, dishwasher, oven, washing machine, fridge, freezer, sink unit and useful pan drawers.

Bedroom 1

17'10x12'10(5.46mx3.92m)

A large double bedroom to the side of the house overlooking the woodland gardens with twin built in contemporary wardrobes with fitted drawers. Beautifully refurbished *en suite* bathroom facility which offers a stunning amenity on the ground level. The quality suites is complemented by attractive tiling, and offers panel bath, WC, vanity wash basin on modern cabinet, large corner shower cabinet with curved glass screen and multi head shower system.





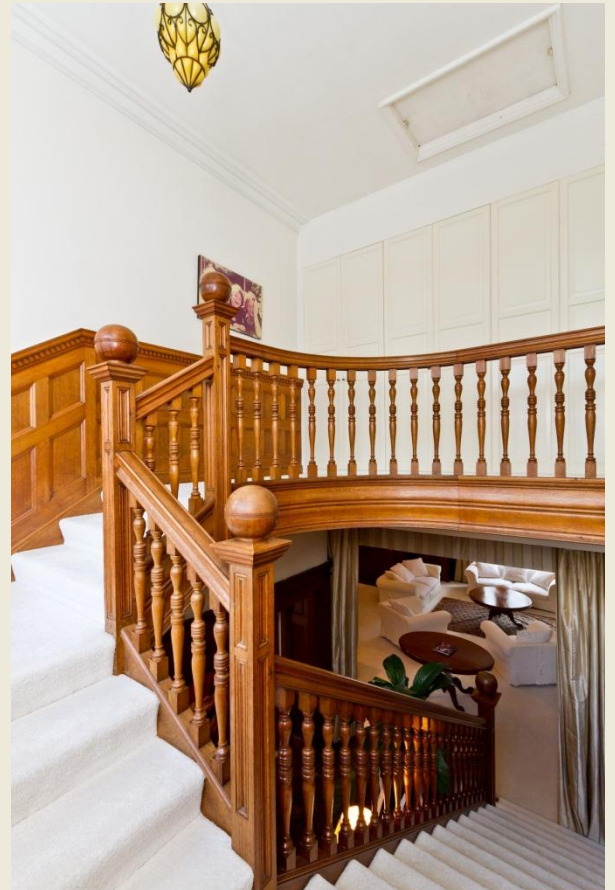
First Floor

From the dining hall, the lovely easy, wide oak dogleg staircase leads past leaded windows on the half landing, curving onto the generous first floor landing where there are a useful range of storage cabinets.

Bedroom suite 2

16'2x12'11(4.92mx3,95m)

The bedroom suite on this level provides a large double room with tall ceiling and interesting rural views. Deep cupboard housing hot water cylinder. *En suite dressing room* with full wall of wardrobes and shelving with soft closing sliding doors and an *en suite shower room* facility with quality and contemporary suite consisting of stone wash bowl, WC and walk in shower area with multi jet system. The shower room is fully tiled and has inset ceiling lighting.





Outside

Approached off the private drive way to Bannel Head across the front of the house, there is plenty of parking to the side and rear of the property (Noting that number 3 has a right of way to the rear garage). Immediately around the house the property has private level gardens set out more formally with a series of lawns and well stocked borders, beyond which there are areas of mature mixed woodland providing an excellent screen and back drop to the gardens. Stone wall boundaries secure the rear yard area where there is a range of stone outbuildings which comprise fuel storage spaces and a large open workshop or store. Within the gardens along a short gravel pathway is a delightful Victorian building, possibly a summer house or garden room to the original residence. This now provides a very useful annexe to the main property with heaters and a shower room/WC facility which could be used as a guest suite or as at present an excellent quiet working area or home office. There is also a glazed sunroom to the side of the house looking out over gardens.

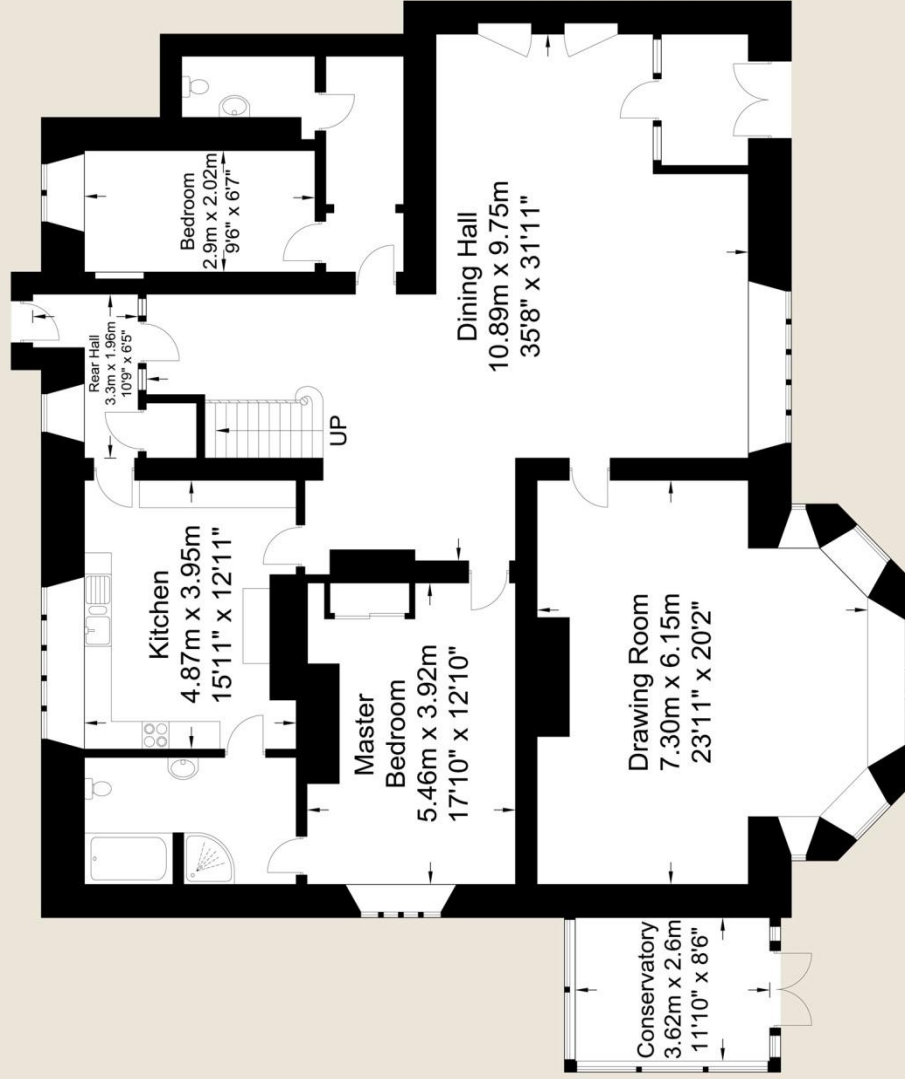


4 Bannel Head

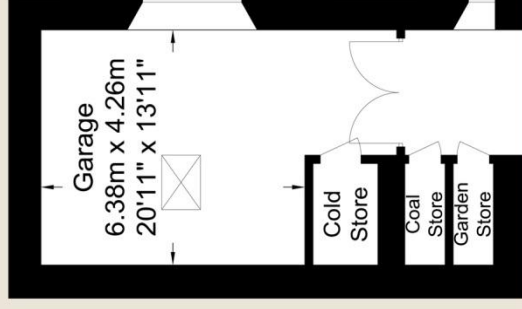
Approximate Gross Internal Area :- 250.81 sq m / 2699.69 sq ft

Out Building :- 49.47 sq m / 532.49 sq ft

Total :- 300.28 sq m / 3232.18 sq ft



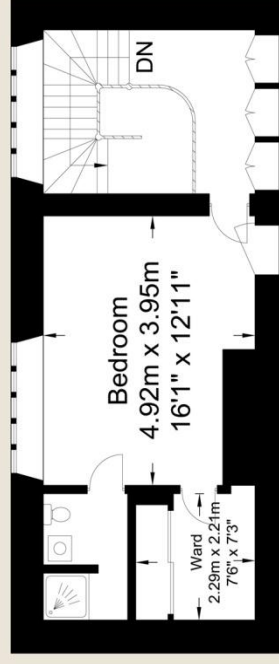
Ground Floor



Out Building



Out Building



First Floor

For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



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.

Services

Central Heating
Propane gas
Drainage
Council tax band 'F'

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 correct, however, the purchasers and their conveyancers should make their own enquiries as to the 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.

Energy Performance Certificate

Flat 4 Bannel Head, Windermere Road, KENDAL, LA9 5SA

| | |
|---------------------------------------|--|
| Dwelling type: End-terrace house | Reference number: 0168-5090-7262-0647-9974 |
| Date of assessment: 06 February 2013 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 07 February 2013 | Total floor area: 260 m ² |

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|----------|
| Estimated energy costs of dwelling for 3 years: | £ 14,745 |
| Over 3 years you could save | £ 8,523 |

| Estimated energy costs of this home | | | |
|-------------------------------------|-----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 561 over 3 years | £ 279 over 3 years | <div style="border: 1px solid green; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0; color: green; font-weight: bold;">You could save £ 8,523 over 3 years</p> </div> |
| Heating | £ 12,999 over 3 years | £ 5,472 over 3 years | |
| Hot Water | £ 1,185 over 3 years | £ 471 over 3 years | |
| Totals | £ 14,745 | £ 6,222 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | A | G |
| (92 plus) | A | G |
| (81-91) | B | F |
| (69-80) | C | E |
| (55-68) | D | D |
| (39-54) | E | C |
| (21-38) | F | B |
| (1-20) | G | A |
| Not energy efficient - higher running costs | G | A |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 4,530 | ✓ |
| 2 Floor insulation | £800 - £1,200 | £ 894 | ✓ |
| 3 Low energy lighting for all fixed outlets | £90 | £ 141 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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