



**Brahma, 3 Viver Green, Hincaster**  
Asking Price £850,000

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**Thomson Hayton Winkley**



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An outstanding detached residence on an exclusive development in the hamlet of Hincaster convenient for the M6 and Oxenholme. This A rated home offers quality throughout with five bedrooms, three en suite, fabulous reception rooms and dining kitchen, double garage, gardens and parking.













## **BRAHMA**

An exceptional detached residence situated on an exclusive development with similar sustainable Egg homes located in the hamlet of Hincaster. Being perfectly placed to access the Lake District and Yorkshire Dales National Parks and the Arnside & Silverdale Area of Outstanding Natural Beauty. The mainline railway station at Oxenholme and the M6 are within easy reach. There are well regarded schools and colleges nearby and the market town of Kendal is only a short drive away.

The accommodation is exceptional and offers the highest quality of fittings throughout including veneered oak doors, a stunning oak staircase, combination of Roca and Billington bathrooms and a hand crafted kitchen with NEFF appliances. B4RN superfast fibre broadband is available and provides 1GB download and upload speed to each home 'the fastest available in the UK' with wireless access throughout (subject to contract with B4RN).

The ground floor boasts an impressive entrance hall leading to the beautifully presented open plan living space with feature wood burner and excellent dining kitchen, there is also a snug, utility room with access to the garage and a cloakroom. The first floor offers two en suite bedrooms, with one having a dressing room, two further double bedrooms, a family bathroom and a fabulous south facing roof terrace. There is a guest suite to the second floor with a dressing room and en suite.

There are landscaped gardens to the front together with ample driveway parking to the front of the double garage and a lawned garden with well stocked beds, a patio and an elevated paved patio to the rear which borders open countryside.

The property has a Burlington Slate roof and is constructed with reinforced concrete which provides exceptional strength and life expectancy and when combined with the powder coated aluminium triple glazed windows and LED spotlights provide the 'A' rated efficiency. The house is clad in a variety of materials including powder coated aluminium, render and Burlington Slate. There is underfloor heating with each room being individually thermostatic controlled and this along with the hot water is provided via an air source heat pump together with mains electric which is supplemented via solar PV panels. There are motion sensors lights that provide low level lighting for convenience during the night and there is a mechanical air movement system which provides clean tempered air changes without the need to open windows.

## **GROUND FLOOR**

### **ENTRANCE HALL**

15' 5" max x 10' 5" max (4.71m x 3.20m)

Oak entrance door, triple glazed window, slate and engineered oak floor, wall lights, recessed LED spotlights, motion sensor low level lighting.

### **OPEN PLAN KITCHEN, DINING AND LIVING SPACE**

39' 0" x 17' 4" (11.91m x 5.29m)

#### **SITTING ROOM**

17' 4" x 16' 10" (5.30m x 5.15m)

Triple glazed windows, double sided woodburning stove to feature dividing wall slate, engineered oak floor, recessed LED spotlights.

#### **DINING KITCHEN**

25' 2" max x 18' 10" max (7.69m x 5.75m)

Triple glazed sliding patio doors and windows, double sided woodburning stove to feature dividing wall slate, excellent range of bespoke hand crafted units with Corian worktop and breakfast island, moulded Corian sink with stainless steel base, built in double oven, induction hob, integrated dishwasher, space for American style fridge freezer, pendant lighting to breakfast island and dining area, engineered oak floor, recessed LED spotlights.

#### **UTILITY ROOM**

9' 4" x 7' 3" (2.85m x 2.23m)

Triple glazed windows, excellent range of base and wall units, sink, plumbing for a washing machine, space for a tumble dryer, fitted clothes airer, tiled splashbacks, engineered oak floor, recessed LED spotlights.

#### **SNUG**

14' 8" x 8' 11" (4.49m x 2.73m)

Triple glazed windows, recessed LED spotlights.

#### **CLOAKROOM**

5' 11" x 5' 1" (1.81m x 1.56m)

Two piece suite in white comprises W.C. with concealed cistern and wash hand basin to vanity, part tiled walls, built in cloaks cupboard engineered oak floor, extractor fan, recessed LED spotlights.









## FIRST FLOOR

### LANDING

21' 8" max x 12' 9" max (6.62m x 3.91m)

Triple glazed windows, triple glazed door to the roof terrace, oak staircase, wall lights, recessed LED spotlights, motion sensor low level lighting.

### BEDROOM

16' 10" x 12' 0" (5.15m x 3.66m)

Triple glazed picture window, two electric Velux windows, fitted wardrobes, recessed LED spotlights.

### DRESSING ROOM

8' 7" max x 6' 9" max (2.62m x 2.08m)

Built in airing cupboard, built in drawers, shelving and hanging rails, recessed LED spotlights.

### EN SUITE

9' 8" x 6' 7" (2.95m x 2.02m)

Triple glazed window, towel radiator, W.C. with concealed cistern, wash hand basin to vanity and fully panelled shower cubicle with thermostatic shower, fitted mirrored wall unit with shaver point, extractor fan, recessed LED spotlights, tiling to walls and floor.

### BEDROOM

17' 7" max x 11' 11" max (5.37m x 3.64m) Triple glazed picture window, two electric Velux windows, fitted wardrobes, recessed LED spotlights.

### EN SUITE

7' 4" x 6' 3" (2.25m x 1.92m)

Triple glazed window, towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower, fitted mirrored wall unit with shaver point, tiling to walls and floor, extractor fan, recessed LED spotlights.

### BEDROOM

16' 9" max x 9' 1" max (5.13m x 2.79m)

Triple glazed windows, fitted wardrobes, recessed LED spotlights.

### BEDROOM

16' 0" x 9' 6" (4.88m x 2.91m) Triple glazed door to the roof terrace, triple glazed windows, electric Velux window, recessed LED spotlights.

### BATHROOM

11' 10" max x 7' 3" max (3.63m x 2.22m) Towel radiator, four piece suite in white comprises W.C. wash hand basin to vanity, free standing bath and walk in shower cubicle with thermostatic shower, fitted mirror with lighting and shaver point, tiling to walls and floor, extractor fan, recessed LED spotlights.

## SECOND FLOOR

### LANDING

9' 2" max x 7' 11" max (2.80m x 2.43m)

Triple glazed picture window, two electric Velux windows, recessed LED spotlights.

### BEDROOM

15' 7" max x 13' 0" max (4.75m x 3.98m)

Triple glazed picture window, electric Velux window, recessed LED spotlights.

### DRESSING ROOM

6' 2" max x 4' 8" max (1.90m x 1.43m)

Fitted shelving and hanging rail, recessed LED spotlights.

### EN SUITE

10' 7" x 4' 7" (3.25m x 1.42m)

Electric Velux window, towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity with tiled splashback and fully tiled shower cubicle with thermostatic shower, fitted mirror with lighting and shaver point, tiled flooring, extractor fan, recessed LED spotlights.

### DOUBLE GARAGE

19' 8" max x 19' 3" max (6.00m x 5.87m)

Electric up and over door, electric car charging point, door from utility, door to side garden, hot water cylinder, controls for solar panels and air movement system, light and power.

### OUTSIDE

The front of the house has a generous driveway with decorative slate chippings and a well stocked bed at the entrance. The fabulous south facing roof terrace can be accessed via the first floor landing and one of the bedrooms. There is canopy over the front door and the air source heat pump is located to the side. The enclosed rear garden has powder coated aluminium fencing and is mainly laid to lawn with mature trees and patio seating areas with the elevated patio having unspoilt views across open fields. There is also a high quality shed.

### SERVICES

Mains electricity, mains water, non mains Klauvester drainage.

### COUNCIL TAX BANDING

Currently Band G as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A	95   A	96   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DIRECTIONS

From Kendal proceed South on A591 and exit signposted the A6. At the roundabout take the first exit following the signs to Hincaster. Continue to cross the bridge and turn right signposted Hincaster. Proceed for approximately 2 miles passing through Hincaster and turn left at the crossroads signposted Stainton. Take the next left turn into the Viver Green development to find Brahma located on the right.

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