







# Broom Farm

Underbarrow, Kendal, Cumbria LA8 8HP

A rather special detached country property set in approximately five acres of gardens and paddock in a tranquil and peaceful location in the heart of the Lake District National Park, a home that will surprise and please those who view. The surprise will be the attention to detail undertaken in creating this fine country home - the please is the landscaped gardens and the southerly aspect - there is the Black Labrador pub close by and the market town of Kendal is a short drive as is the bustling Lakeland Centre of Bowness-On-Windermere.

A home of flexibility, blending contemporary living with period character. The master bedroom suite with its walk-in wardrobe and bathroom is complemented by a further four double bedrooms, two with their own state of the art bathrooms. The drawing room and sitting room together with the splendid living/dining kitchen complete the picture inside - with the adjoining barns, south facing gardens and excellent Crown Pavilion creating further living space.

## Quick Overview

A delightful detached country residence

Five bedrooms, four bathrooms

A home with flexible living space for the family

Set in five acres of well tended gardens and paddock

Located in the heart of the Lake District National Park







# Welcome

The original cottage at Broom Farm has in recent years undergone an extensive programme of works and improvements including the extension into the adjoining stone and slate barn, creating what is now a fantastic home, with space for all the family or for those seeking an income from the ever-popular holiday market.

The current owners have with imagination and attention to detail sympathetically enhanced the original cottage with its sitting room and three bedrooms and two bathrooms, by incorporating the barn which provides a further two double bedrooms both with their own bathrooms, a simply splendid drawing room with statement fireplace and its very own glazed wine cellar, through to the excellent living/dining kitchen and that all important utility/boot room and cloakroom. The craftsmanship of the bespoke kitchen and bedroom furniture together with the woodwork throughout really does need to be viewed to be appreciated

Outside is the attached barn with games room above, a second barn/workshop and secure gated gravelled parking area for several cars. The gardens are well tended being south facing with formal and informal areas with sheltered sitting areas, lawns and mature trees and shrubs and the paddock offers space for those with a pony in mind.

Come and view a house of true quality in a quiet corner of the popular Lake District National Park





# Ground Floor

**Slated Canopy Porch** with flagged floor and outside light. Solid oak door with window opening to:

**Entrance Hall** warm and welcoming with attractive tiled floor, double glazed window and down lights. Open to and with steps down into the Drawing Room.

**Cloakroom** complementary tiled floor and walls, Vanity unit with granite top and wash hand basin, wall hung WC. Down lights and door to:

**Boiler Room** with double glazed window to the front. Two Santon pressurised Premier Plus hot water cylinders. Water tank and Grundfos pump.

**Utility/Boot Room** attractive slate tiled floor, double glazed window, coat hanging and access to loft space. Fitted cupboards and granite worksurfaces with white butler sink, concealed space and plumbing for washing machine and tumble dryer. Shelved linen cupboard with Worcester boiler. Door to an open canopy porch with outside light and plenty of room to take off your boots and dry the dogs.

## Specifications

### Entrance Hall

11' 7" x 5' 10" (3.53m x 1.78m)

### Boiler Room

15' 3" x 5' 10" (4.65m x 1.78m)

### Utility/Boot Room

12' 11" x 5' 10" (3.94m x 1.78m)







# Excellent Family / Dining Kitchen

## Specifications

### Excellent Family/ Dining Kitchen

18' 9" x 18' 3" (5.72m x 5.56m)

**Excellent Family/Dining Kitchen** having a splendid aspect over the gardens and open countryside beyond, two double glazed windows and a full height double glazed door with matching side panes opens onto the south facing sun terrace. Attractive slate tiled floor, down lights and exposed beams.

The bespoke kitchen designed by a local craftsman has been fitted to a high standard and finish with a range of handmade wall and base cupboards incorporating drawer fitments, plate rail, display shelving and glazed display cabinets with lights. The matching central island unit with its granite top has a feature inset circular solid oak breakfast bar. Granite worksurfaces and Villeroy and Boch twin butlers sinks with mixer tap. Feature alcove with excellent electric six oven Aga with canopy over with down lights and extractor fan, integrated dishwasher and full height fridge, freezer and wine fridge.







# Reception Rooms

## Specifications

**Drawing Room**  
28' 6" x 22' 8" (8.69m x 6.91m)

**Sitting Room**  
19' 8" x 17' 9" (5.99m x 5.41m)



**Drawing Room** a room that really is a wow with double glazed window and double doors opening to a paved terraced and garden with open fields beyond. Splendid stone fireplace with concealed lights, flagged hearth and wood burning stove. Attractive oak wood flooring, exposed beams and down lights - and for the wine enthusiast there is the thermostatically controlled glass wine room with fitted shelving.

Open Oak staircase to the first floor.

**Sitting Room** enjoying a triple aspect with full height double glazed window and three further windows overlooking the gardens, exposed beams, down lights and three radiators. Splendid stone fireplace with flagged hearth and wood burning stove. Inset display niche and fitted corner unit for TV.

**Cloakroom** with double glazed window with deep granite sill. Attractive slate tiled floor and walls, down lights and extractor fan. Vanity unit with granite surround and wash hand basin, WC.

**Inner Hall** accessed from the kitchen. Attractive slate tiled floor, down lights and second staircase to the first floor. Deep under stairs cupboard housing meters and the controls for the surround sound system. Door to open canopy porch.



# Master Bedroom Suite



## Specifications

**Master Bedroom Suite**  
21' 5" x 13' 9" (6.53m x 4.19m)

**Sitting Area/Study**  
8' 11" x 8' 11" (2.73m x 2.72m)

**First Floor** accessed from the Inner Hall

**Half Landing** with double glazed window, two wall light points.

**Landing** radiator, picture light and exposed beam.

**Master Bedroom Suite** with splendid exposed truss and purlin, two double glazed windows with deep sills and garden views. Three wall light points and two vertical radiators. Fitted cupboard and inset wall mounted TV.

**Walk-in Wardrobe** fitted out with a range of bespoke cupboards, drawers, shelving and hanging rails. Radiator and down lights.

**Ensuite Bathroom** complementary tiled walls and floor, double glazed window, down lights and extractor fan. A four piece suite comprises; large walk-in shower cubicle with sliding door, seat and rainfall shower head with separate hand held attachment, deep double ended spa 'Air Bath' with hand held shower attachment and inset wall mounted TV, WC and vanity unit with granite top and wash hand basin, granite splash back and matching wall mirror with lights.

**Sitting Area/Study** with double glazed window, down lights and exposed beams. Access to loft.





# Bedroom Delights

**Bedroom 1** with two double glazed windows, one with seat and splendid open aspect. A range of fitted bespoke bedroom furniture comprise wardrobes, drawers and central dressing table. Roll top radiator and contemporary vertical radiator. beams and down lights.

**Ensuite Bathroom** with LED sensor lights, double gazed window with deep sill, wood flooring and complementary tiled walls. A four piece suite comprises; deep double ended bath with central tap and inset wall mounted TV, vanity unity with wash hand basin, wall mirror and two lights, WC and large walk-in shower cubicle with rainfall head shower and separate hand held attachment. Inset display niche with light, down lights and vertical towel radiator.

## Specifications

### Bedroom 1

21' 2" x 11' 1" (6.45m x 3.38m)

### Bedroom 2

13' 3" x 11' 3" (4.04m x 3.43m)

### Bedroom 4

10' 8" x 8' 11" (3.25m x 2.72m)

### Bedroom 5

13' 11" x 8' 8" (4.24m x 2.64m)

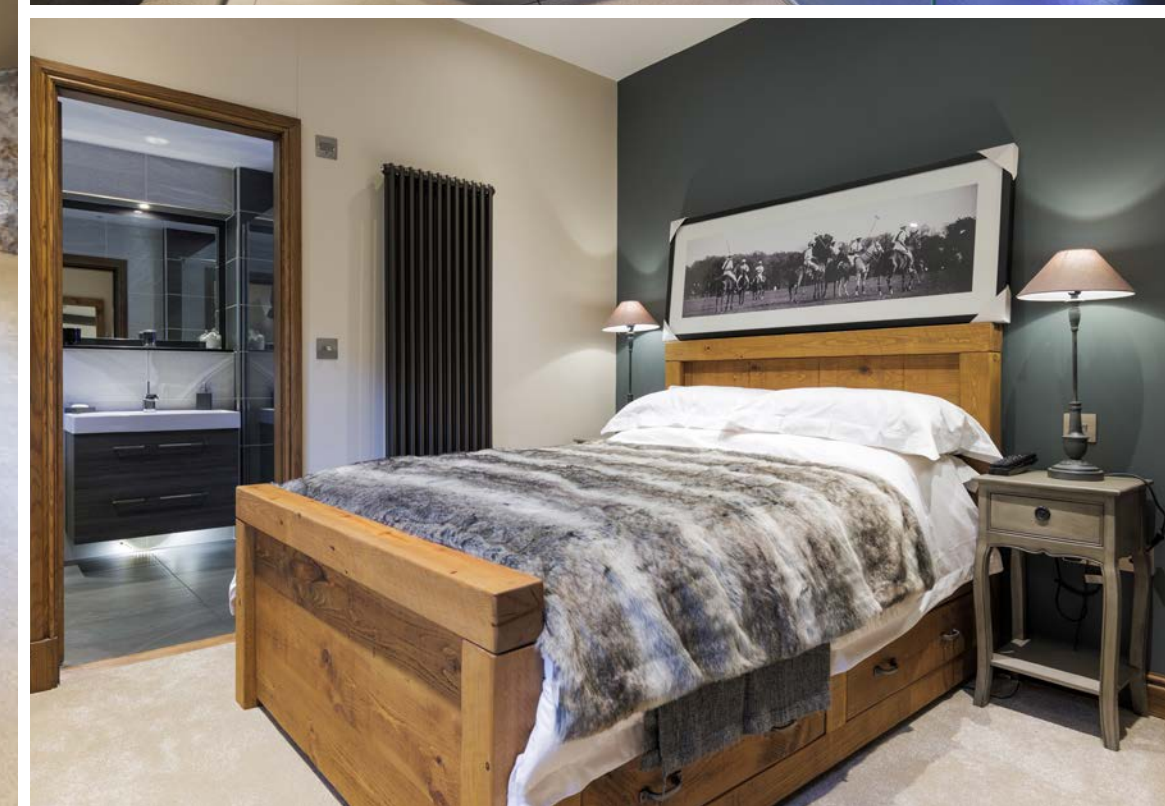
**Bedroom 2** double glazed window with aspect woodland, down lights, exposed beam and vertical towel radiator.

**Ensuite Shower Room** with LED sensor lights, double gazed window with deep tiled sill, wood flooring and complementary tiled walls. A three piece suite comprises; vanity unity with wash hand basin, wall mirror and and granite toiletry shelf, WC and large walk-in shower cubicle with rainfall head shower and separate hand held attachment. Down lights and vertical towel radiator.

**Bedroom 4** a good double with double glazed window enjoying fine views, radiator and exposed beams.

**Bedroom 5** exposed truss and purlin, double glazed window and radiator.

**Bathroom** complementary tiled floor and walls, vertical towel radiator and Velux roof light. A three piece suite comprises; panel bath with shower over, vanity unit with granite surround and inset wash hand basin, wall hung WC. Down lights and alcove with down lights and mirror.







# Outside

## Specifications

### Attached Barn

24' 4" x 23' 0" (7.42m x 7.01m)

### Barn/Workshop

22' 6" x 9' 9" (6.86m x 2.97m)

### Play/Entertainment Room

4'2" x 11'10" (4.32m x 3.60m)

**Attached Barn** with double timber doors, power and light. Timber return staircase to:

**Excellent Play/Entertainment Room** with exposed beams.

**Barn/Workshop** with access to the front and rear.

**Outhouse** housing a second water tank and UV filter system.

**Gardens & Grounds** Broom Farm Cottage stands in approximately 5 acres of paddock and gardens. Enter through the electric double gates onto the gravelled drive which provides plenty of parking and turning. The gardens enjoy both formal and informal areas together with an orchard garden to the side planted with Damson trees. The south facing pave terraced with its LED sensor lighting runs down to a splendid Pavillion for all year round use, ideal for just escaping to, sit and soak up the gentle sound on the water on the pond which it overlooks, or for entertaining with its very own bar and heaters for when the sun goes down or cold winter evenings.

The paddock to the side of the garden runs down to a second pond.

# Important Information

## Services:

Mains electricity. Private water supply. Shared septic tank. Oil central heating. Under floor heating runs through the main ground floor living areas and utility room. A surround system has been installed and the lights and heating can be remotely controlled via an app on your phone.

## Energy Performance Certificate:

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

## Council Tax Band :

South Lakeland District Council - Band F

## Tenure:

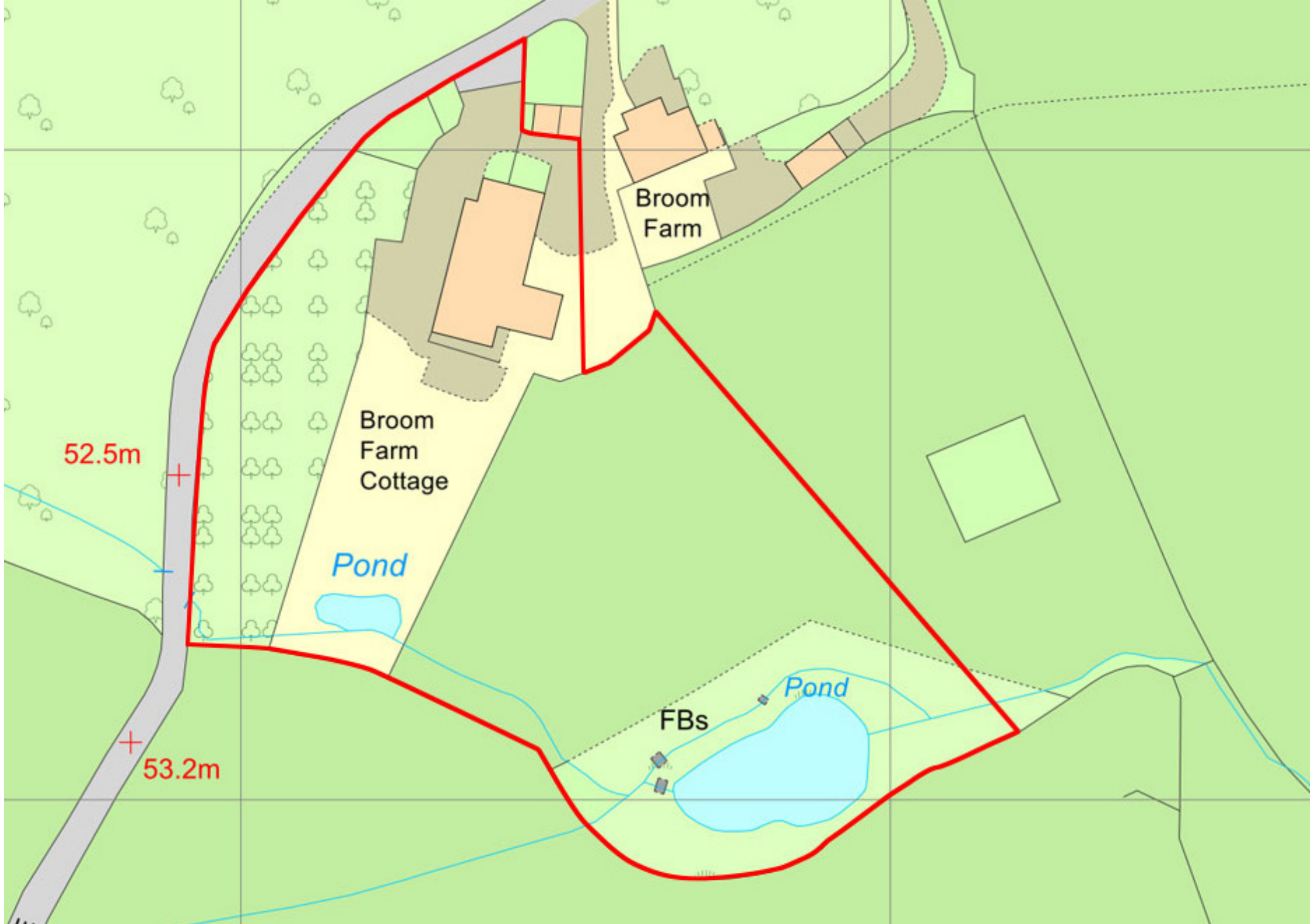
Freehold.



# Floorplan & Boundary Map



Total area: approx. 392.9 sq. metres (4229.6 sq. feet)





## Directions

**Broom Farm Cottage, Underbarrow, Kendal, Cumbria LA8 8HP**

Situated in a tranquil area of rolling hills, verdant fields and wooded slopes, Broom Farm Cottage is perfect for escaping the pressure of modern life. A network of country lanes and paths wind their way through the valley, making this an ideal location for gentle walking, particularly if you stop off at one of the excellent traditional pubs en route!

To find the property from the market Town of Kendal you head west out of the town by way of Allhallows lane and Greenside passing over the Kendal by-pass, over Scout Scar and into the Lake District National Park. Follow the road down into the Village of Underbarrow and take the first turning right just after the Black Labrador pub, towards Crook. Continue past the church on the right, then turn left onto Broom Lane, the property is then the third on your left. There is a post box in the wall sign posted Broom Farm Cottage.

The villages of Underbarrow and Crosthwaite lie within the Lake District National Park and offer vibrant village atmospheres and community spirit, both with village halls and churches, first class pub/restaurant's and with Crosthwaite having a primary school, bowling green and tennis court.

## Viewings

Strictly by appointment with Hackney & Leigh Kendal Office.

**To view contact our Kendal office:**

Call us on 01539 729711

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