



Broad Oak
Underbarrow, Kendal

Hackney & Leigh
Estate Agents Chartered Valuation Surveyors Auctioneers



BROAD OAK

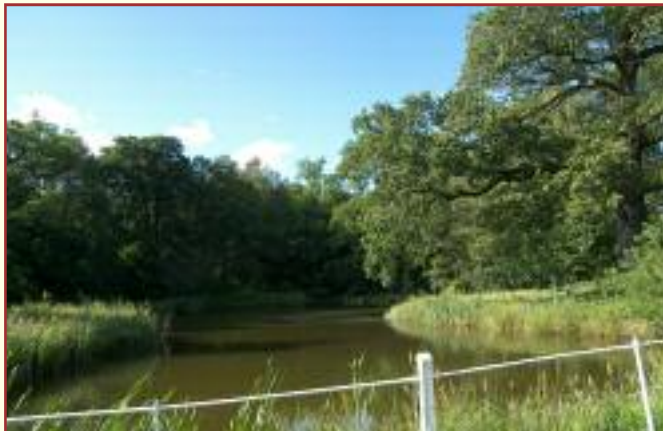
**Underbarrow, Kendal,
Cumbria, LA8 8BA**

Offers In Region Of £3,250,000

As you begin to travel down, between the white railings that border the drive you will sense the magnificence of the many splendid oak trees that give the name to this country estate, with nearly 17 acres of mature woodland, open pasture, formal gardens, fishing tarns and lily ponds.

The main house has origins in the 16th century and offers friendly and perhaps a unique blend of period and modern created by the present owners, with its three/four reception rooms and four en-suite bedrooms. Beyond the house you will find the magnificent bank barn that now offers two splendid two bedroom guest cottages and an exceptional multi-car garage (created for a private car collection) that is equally capable of providing leisure or dare we say discreet workspace.

This outstanding country property is we believe without rival in the South Lakeland landscape and will bring to the new owner, privacy and seclusion without remoteness' convenience of access to the world beating beauty and amenities of the National Park and lots of space for friends, family or paying guests even if they arrive by helicopter!





Location:

Broad Oak enjoys a discreet and private setting in the popular village of Underbarrow and can be found from the market Town of Kendal, by heading west out of the town by way of Allhallows Lane and Greenside. Pass over the Kendal by-pass, continue over Scout Scar and into the Lake District National Park. Follow the road down towards the Village of Underbarrow proceed past the Punch Bowl Inn on your left hand side and then take the first turning left signposted Brigsteer. Continue along this the road a short way and the entrance to Broad Oak is the first on your right. Follow the drive down passing the fishing tarns and the splendid Oak Trees to the main entrance.



Accommodation with approximate dimensions:

Ground Floor

Stone & Slate Porch with glazed panelled door, inset niches and two seats. Original oak door to:

Reception Hall warm and welcoming with two windows with deep sills. Original oak wall panelling and beamed ceiling. Built in cupboards including a gun cupboard and a splendid inglenook fireplace with oak surround, flagged hearth, dog grate and oak fireside seat. Radiator, and open staircase to first floor.

Drawing Room 17' 5" x 13' 3" (5.31m x 4.04m) enjoying the morning sun with four windows with deep sills overlooking the gardens and grounds. Splendid painted panelled walls, beamed ceiling and original built in wall cupboard. Attractive stone fireplace with tiled inset and hearth and open fire. Two wall light points, radiator.

Dining Room 12' 7" x 10' 6" (3.84m x 3.2m) a cosy room in which to entertain with beamed ceiling, wall light and radiator. Double glazed panelled door to garden. Door to adjoining:



Wine Cellar 6' 8" x 6' 0" (2.03m x 1.83m) walk in wine cellar with extensive wine racks. Slate floor, down lights and floor lights. Beamed ceiling, radiator, window with deep sill. Access to useful under stairs store cupboard with light.

Inner Hall with shelved display alcove, tiled floor.

Family Breakfast Kitchen 26' 3" x 12' 7" (8m x 3.84m) a delightful room with windows to the front and rear, exposed beams and timbers, down lights and attractive Terracotta tiled floor. The Kitchen Area is fitted with a range of wall and base cupboards, complementary tiled working surfaces with inset bowl and half enamel sink, co-ordinating tiled walls. Four oven oil fired Aga, built in electric oven and four ring halogen hob, Amana fridge/freezer.

Step up to: Breakfast Area with two wall light points, radiator. Two alcoves one with wine rack and one with shelving. Original inset oak wall cupboard. Door to porch.

Snug/TV Room 13' 6" x 10' 0" (4.11m x 3.05m) a cosy room with two windows with deep sills. Attractive stone fireplace with living flame electric fire. Radiator, TV aerial point, display shelving and two wall light points.

Utility/Pantry with tiled floor and two windows. Fitted cupboards, plumbing for washing machine and space for tumble dryer. Oil fired central heating boiler.



Cloak Room a modern suite comprises; wall hung WC and stainless steel wash hand basin with glass surround. Wall mirror with lights, vertical towel radiator, window.

First Floor

Splendid Oak Staircase to half landing with original timber mullioned window with deep sill.

Landing with wide planked polished oak floor boards and wall panelling, beamed ceiling. Radiator, inset cupboard and staircase to second floor.

Office 6' 8" x 6' 1" (2.03m x 1.85m) with window overlooking the garden. Telephone point.



Master Bedroom Suite 19' 1" x 18' 3" maximum (5.82m x 5.56m maximum) a splendid room with three double glazed panelled windows overlooking the gardens and grounds. Ornate fireplace with tiled inset and hearth and open fire. Beamed ceiling, radiator and TV aerial point. Walk-In Wardrobe with hanging rails, shelving and light. En-Suite Bathroom attractive tiled floor with co-ordinating tiled walls. A five piece bathroom suite comprises; a roll top bath on claw feet with central mixer tap, wall hung WC and bidet, fitted vanity unit with inset twin wash hand basins. matching wall unit with wall mirror, lighting and shelving. Shaver socket, vertical towel radiator, double glazed window, down lights. Built in toiletry cupboard with oak doors.

Bedroom 2 (The Spanish Room) 12' 8" x 11' 7" (3.86m x 3.53m) a delightful double room with two double glazed panelled windows with deep sills overlooking the gardens. Wide planked polished oak floor boards, exposed beams. Attractive stone fireplace with flagged hearth and open fire with dog grate. Two wall light points, radiator and TV aerial point. Steps to: En-Suite bathroom having a four piece suite comprising; deep panelled bath with power shower over, wall hung WC and bidet, vanity unit with wash hand basin. Tiled floor and complementary tiled walls with two inset wall mirrors. Down lights and shaver point, vertical towel radiator.



Inner Landing with wide planked polished oak floor boards, beams and useful under stairs store cupboard. Shelved linen cupboard with arched oak doors, glazed panelled roof light.

Bedroom 3 (Monkey Business) 11' 7" x 9' 11" (3.53m x 3.02m) with double glazed window and deep sill. Two radiators, beams and wall light point. Original built in cupboards with hanging rail. En-Suite Bathroom with complementary tiled walls and floor, exposed timbers and double glazed window with deep tiled sill. A four piece suite comprises; deep panel bath with power shower over, wall hung WC and bidet, vanity unit with wash hand basin. Shaver socket, down lights and vertical towel radiator.

Bedroom 4 18' 8" x 12' 5" maximum (5.69m x 3.78m maximum) a large double bedroom with blending modern contemporary living with period character. Beamed ceiling with two spot light tracks, radiator and three double glazed panelled windows with deep sills overlooking the gardens and grounds. TV aerial point. En-Suite Bathroom with complementary tiled walls and floor. A four piece suite comprises; deep panel bath with power shower over, WC and bidet and fitted vanity unit with wash hand basin. Glass display shelving, wall mirror and shaver socket. Vertical towel radiator.

Second Floor

Two Splendid Attic Rooms two excellent rooms ideal for storage or hobbies. Floored with exposed truss and purlins, power and light, window to gable end.



The Cottages

Nanny Goat Cottage

Slated Canopy to Entrance

Ground Floor

Entrance Hall Tiled floor, built in wall cupboard. Steps to Dining Room.

Bedroom 1 10' 10" x 10' 9" (3.3m x 3.28m) Beamed ceiling, TV point and built in wardrobe. Recently re-fitted En-suite Bathroom with four piece white suite of bath with shower over, vanity wash basin, bidet, WC, vertical towel radiator, mirror, light and extractor. Tiling to walls and floor.

Bedroom 2 13' 2" x 12' 1" maximum (4.01m x 3.68m maximum) beamed ceiling, door to garden, TV point and radiator. Recently re-fitted En-suite Shower Room with three piece white suite of large shower cubicle with thermostatic shower, vanity wash basin, WC, mirror, light and shaver point, vertical towel radiator, tiling to walls and floor.

Stairs from Entrance Hall to;

Dining Kitchen 19' 5" x 9' 8" maximum (5.92m x 2.95m maximum) A bright room overlooking the garden area. Radiator. The Kitchen Area is fitted with a good range of white fitted base and wall units and display cabinet, work surfaces, sink, built in oven, 4 ring ceramic hob, extractor, dishwasher, fridge, part tiled walls and door to garden.



Living Room 19' 5" x 18' 6" maximum (5.92m x 5.64m maximum) a splendid room with beamed ceiling, log burner with feature beamed surround, opening door to Juliet balcony overlooking the surrounding countryside, radiator, telephone and TV point.



Honey Pot Cottage

Slated Canopy to Entrance

Entrance Hall Radiator and staircase to First Floor.

Ground Floor

Bedroom 1 14' 0" x 10' 1" (4.27m x 3.07m) beamed ceiling, TV point and radiator. Recently re-fitted En-suite Shower Room with shower cubicle, vanity wash basin, WC, mirror, shaver light, vertical towel radiator and extractor.

Bedroom 2 13' 4" x 12' 9" maximum (4.06m x 3.89m maximum) Beamed ceiling, TV point and radiator.



Recently re-fitted En-suite Bathroom with a three piece white suite of bath with double headed shower, granite wash basin, mirror, shaver light, built in cupboard, tiling to walls and floor.

First Floor

Living Room 27' 3" x 19' 5" maximum (8.31m x 5.92m maximum) Beamed ceiling, log burner on stone hearth, original oak store, payphone and door to patio terrace overlooking the garden and surrounding countryside beyond. The Kitchen Area a good range of fitted base and wall units incorporating display cabinet, work surfaces, sink, built-in oven, ceramic hob, extractor hood, fridge, dishwasher, wall tiling and access to roof space.

Outside: Former Barn converted into:

Garage 21' 3" x 16' 4" (6.47m x 4.97m) with double timber doors, power and light. Housing the central heating boiler for the adjoining cottages. Open to large undercroft storage room.

Laundry Room 13' 6" x 8' 1" (4.11m x 2.46m) with power and light, radiator and window. Plumbing for two washing machines. Door to adjoining shelved store room with power and light. Enclosed dog run with undercroft kennel.

Garage & Workshops located above the garage and laundry room. Created for a private car collection. Entrance Store Room with window and overhead gallery/loft area.



Separate WC with stainless steel sink unit and window.

Garage 53' 8" x 50' 0" (16.35m x 15.24m) accessed via the original timber barn doors backed by two secure roll shutters. Tiled floor, down lights.

Two Workshops 21' 6" x 16' 7" (6.41m x 5.08m) & 19' 6" x 14' 1" (5.94m x 4.29m) with power and light, one with window to the gardens.

The Gardens & Grounds: the property enjoys both formal and informal gardens with extensive lawns and mature trees and shrubs, extensive planted beds and borders. Paved patios and terraces and a sheltered bar-be-cue area to catch the last of the evening sun. The fishing tarns are well stocked and the mature woodland with its splendid Oak trees and the pasture land complete the picture.

Each cottage has ample courtyard parking and also enjoys their own private gardens and patio that have the benefit of extensive views over the surrounding South Lakeland landscape.

Council Tax Band: South Lakeland District Council;

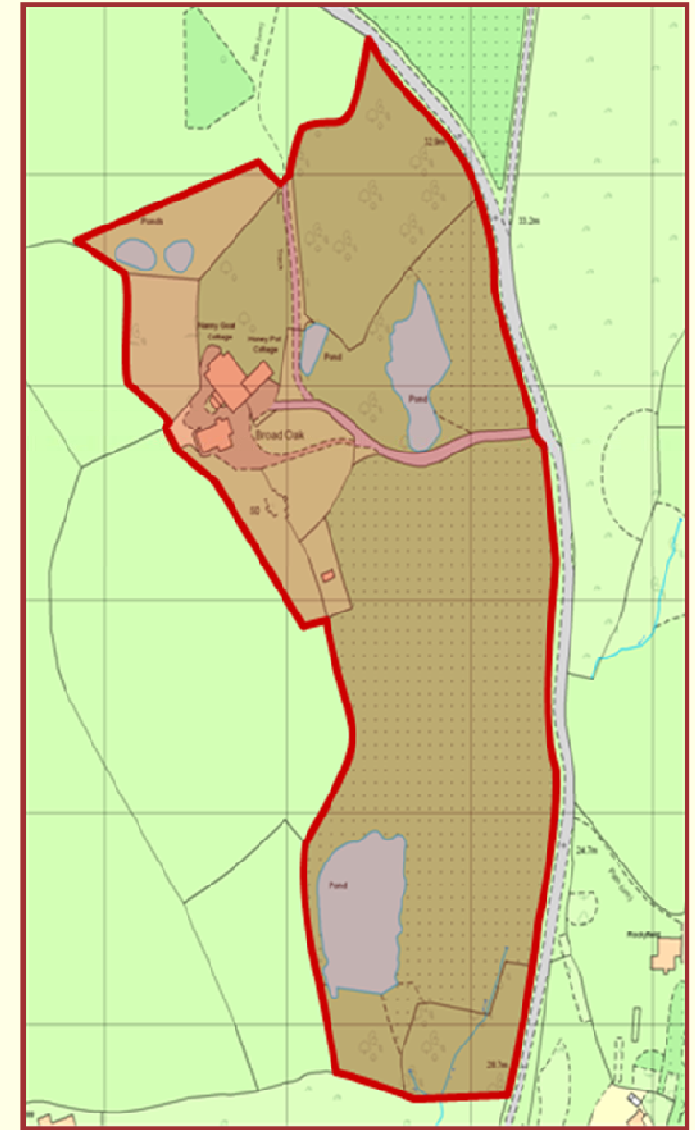
The Main House - Band H

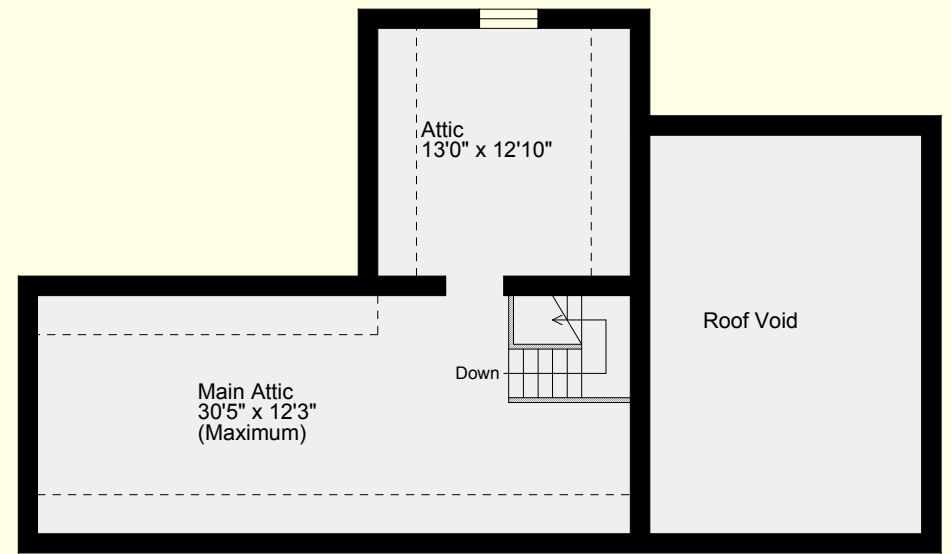
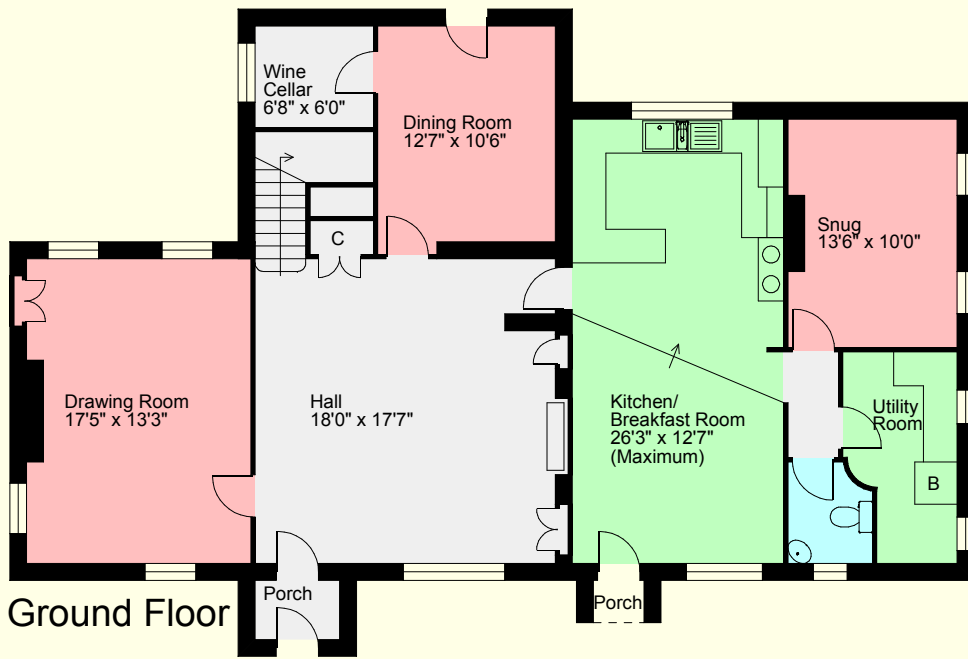
The Cottages jointly have a Rateable Value of £9,200 for 2011/2012 with the amount payable £3980.60

Tenure: Freehold

Services: Mains electricity, mains water. Private drainage to septic tank. Oil central heating.

Viewing: Strictly by appointment with Hackney & Leigh



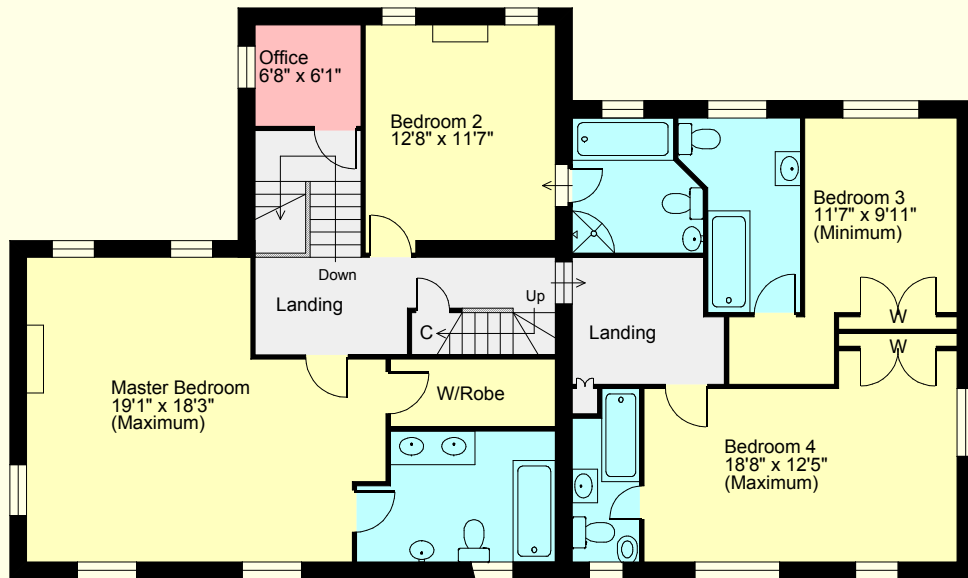


Gross internal square footage = Approx 552 Sq Ft

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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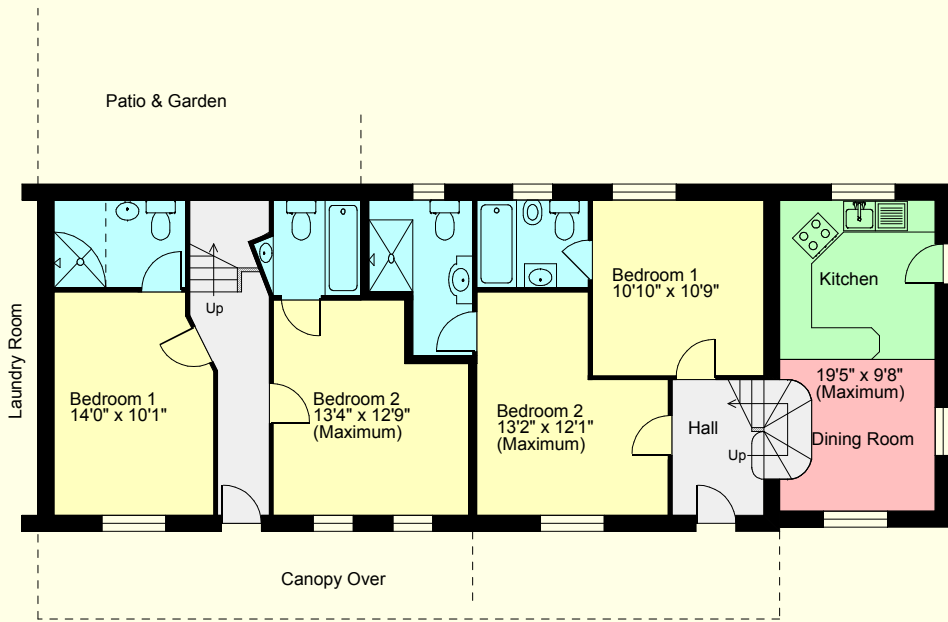


First Floor

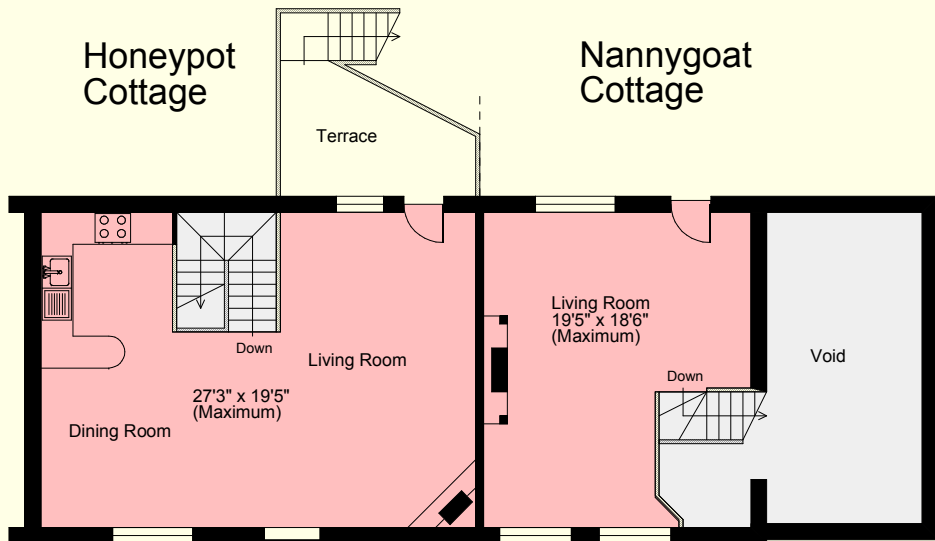
Gross internal square footage = Approx 2863 Sq Ft

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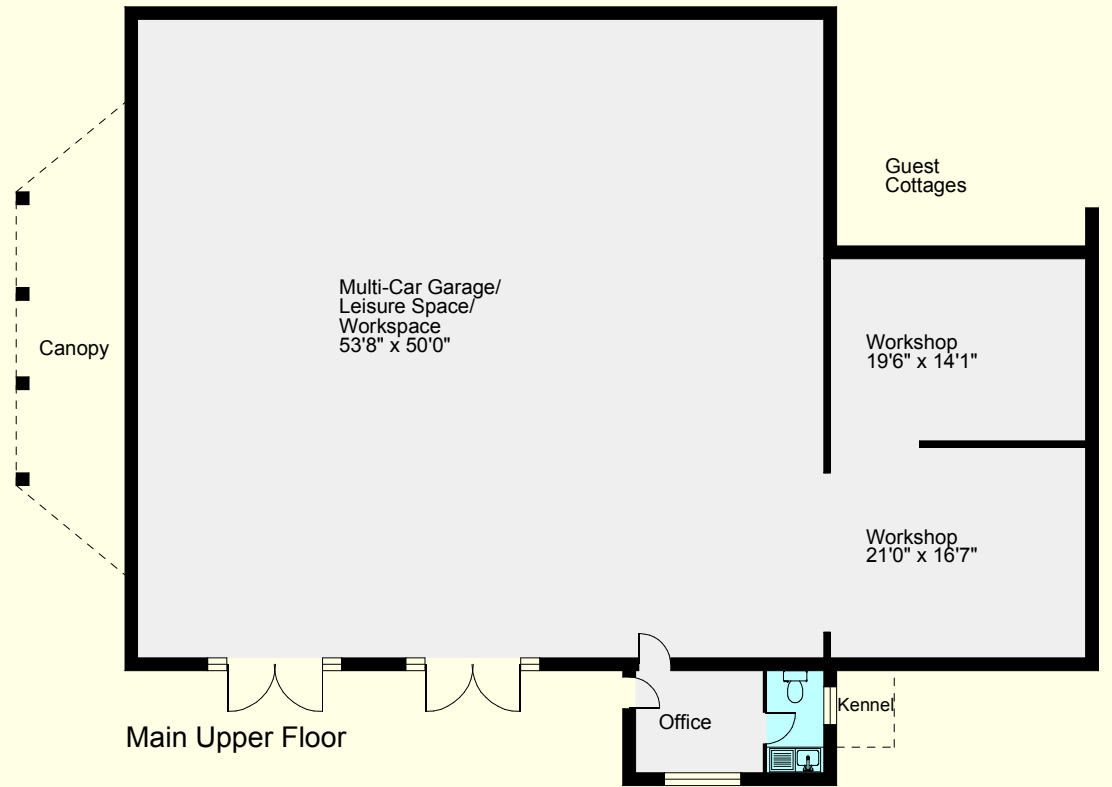


Ground Floor



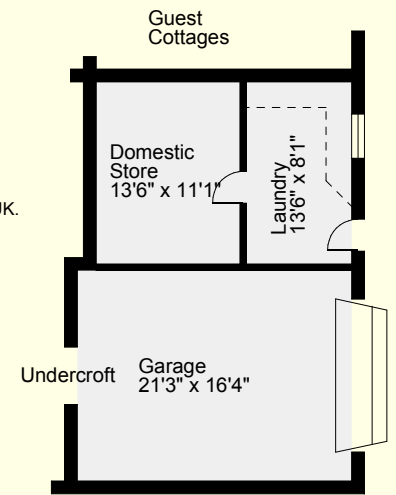
First Floor

Gross internal square footage = Approx 2176 Sq Ft
 SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



Gross internal square footage = Approx 3967 Sq Ft
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Lower Floor



Hackney & Leigh

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