



Hawesrigg, Helsington

£550,000



Your Local Estate Agents **Thomson Hayton Winkley**



Hawesrigg

Helsington

A beautiful well proportioned detached house set within delightful grounds having fabulous countryside views over the River Kent and Natland village towards the Helme and the Howgills. Pleasantly located in Prizet on the outskirts of Kendal yet just a short drive from the amenities on offer in and around the market town and within easy reach of the M6 and the Lake District National Park.

The accommodation, which has been extended and well maintained by the current vendors, briefly comprises an entrance hall, three reception rooms, a kitchen and breakfast room, conservatory, utility room, two bedrooms and a family bathroom to the ground floor and two bedrooms, a shower room, study and store to the first floor.

Outside offers fabulous substantial well maintained gardens together with additional meadow land of approx 1/3 acre. There is a well proportioned stone built workshop and store, a greenhouse, detached garage and ample driveway parking.

GROUND FLOOR

ENTRANCE HALL

11' 7" x 3' 10" (3.54m x 1.16m)

Both max. Two Single glazed doors, radiator.

LOUNGE

17' 1" x 9' 8" (5.21m x 2.95m)

Both max. Double glazed window, radiator, decorative fireplace with tiled hearth and timber surround, built in cupboard, alcove with built in cupboard.

SITTING ROOM

17' 7" x 14' 2" (5.35m x 4.31m)

Both max. Double glazed window, double glazed window with secondary glazing, lead and stained glass window with secondary glazing, radiator, traditional open fireplace with polished limestone hearth, tiled back panel and timber surround, coving, wall lights, fitted television unit, television point.

KITCHEN

10' 8" x 8' 8" (3.24m x 2.63m)

Both max. Double glazed window, good range of base and wall units, sink unit, space for cooker with extractor/filter over, plumbing for dishwasher, space for fridge, recessed spotlights, coving, decorative beams, high level shelf, under wall unit lighting, tiled splashbacks.

BREAKFAST ROOM

10' 9" x 9' 1" (3.27m x 2.77m)

BOTH MAX. Timber and glazed door with adjacent double glazed window, radiator, built in cupboard, coving.

DINING ROOM

14' 6" x 8' 2" (4.42m x 2.5m)

Both max. Double glazed French doors, double glazed window with secondary glazing, radiator, coving.

BEDROOM

18' 1" x 10' 6" (5.51m x 3.2m)

Both max. Double glazed window, radiator, built in cupboard.

BEDROOM

14' 1" x 9' 2" (4.29m x 2.8m)

Both max. Two double glazed windows, radiator.





BATHROOM

10' 12" x 7' 6" (3.35m x 2.29m)

Both max. Double glazed window with secondary glazing, four piece suite comprises W.C. wash hand basin, bath and fully tiled shower cubicle with electric shower, three built in cupboards, part tiled walls, wall light, shaver point.

UTILITY ROOM

9' 7" x 9' 7" (2.93m x 2.92m)

Both max. Double glazed window with secondary glazing, base and wall units, sink unit with tiled splashback, oil central heating boiler, built in cupboard, plumbing for washing machine, space for tumble dryer, space for chest freezer.

CONSERVATORY

9' 6" x 7' 2" (2.9m x 2.18m)

Both max. Double glazed door, single glazed windows, part UPVC roof, wall light.

HALLWAY

26' 11" x 5' 11" (8.2m x 1.8m)

Both max. Double glazed Velux window, radiator, built in cupboard.

FIRST FLOOR

BEDROOM

14' 7" x 12' 4" (4.45m x 3.77m)

Both max. Double glazed window, double glazed Velux window with secondary glazing, radiator, fitted wardrobes and dressing table, recessed spotlights.

BEDROOM

11' 10" x 8' 9" (3.6m x 2.67m)

Both max. Single glazed window with secondary glazing, built in wardrobe and drawers.

BATHROOM

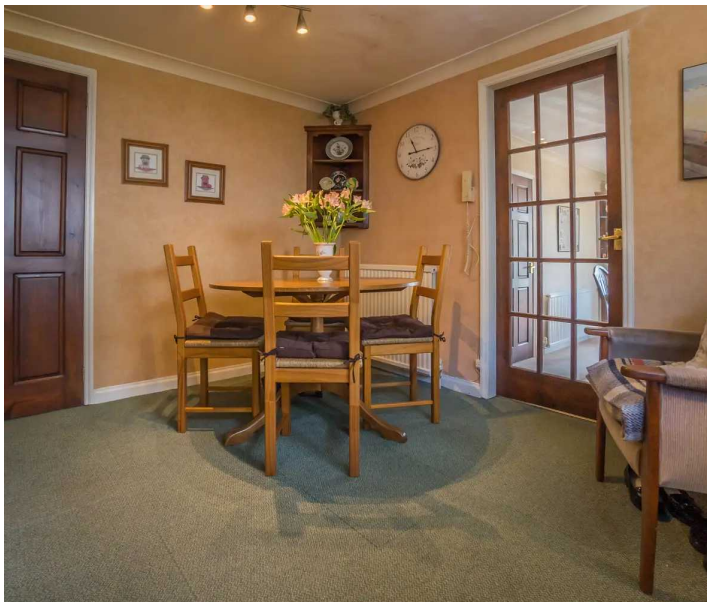
9' 1" x 7' 9" (2.76m x 2.36m)

Both max. Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and fully tiled shower cubicle with electric shower, exposed beam.

STUDY

11' 3" x 5' 10" (3.42m x 1.77m)

Both max. Double glazed Velux window with secondary glazing, electric panel heater, built in cupboard, fitted worktop, tongue and groove ceiling, part tongue and groove to walls.





OUTSIDE

Outside offers fabulous substantial well maintained gardens together with additional meadow land, apporx 1/3 acre. There is a well proportioned stone built workshop and store and a greenhouse. Driveway parking for three vehicles.

STONE BUILT WORKSHOP

22' 10" x 14' 0" (6.96m x 4.27m)

Both max. Timber and glazed double doors, timber pedestrian door, two double glazed windows, UPVC skylights, light and power, multi fuel stove, fitted wall units.

GARAGE

17' 10" x 9' 2" (5.45m x 2.81m)Up and over door, pedestrian door, two single glazed windows, light and power, fitted shelves.

EPC RATING E

SERVICES

Mains electric and water, non mains drainage, oil fired heating.

TENURE:FREEHOLD

COUNCIL TAX:BAND D

DIRECTIONS

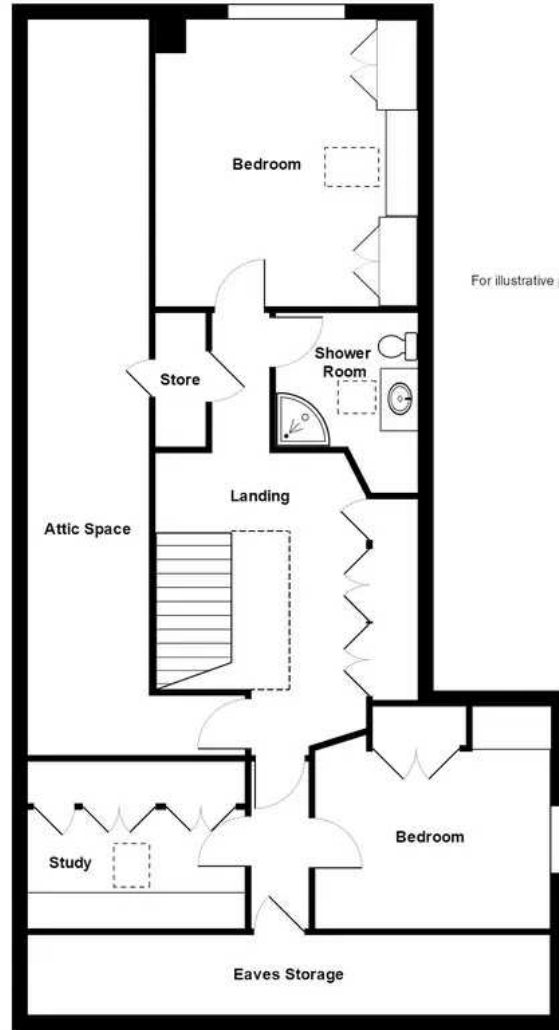
Travel south out of Kendal along Milnthorpe Road and on to the bypass (A591) taking the first left turn signposted Natland in to Hawes Lane. Proceed along the lane for just under half a mile then turn left to find Hawesrigg clearly marked being the fourth property on the right.

WHAT3WORDS:moving.pigs.monday





Ground Floor

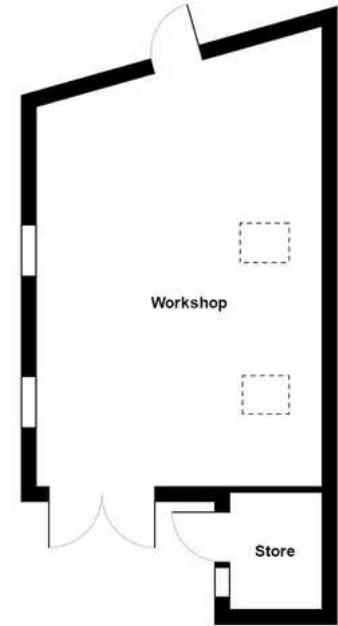


First Floor



Hawesrigg, Helsington, Kendal,

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Outbuilding



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