



# Syke House, Brigsteer

Asking Price £800,000

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**Thomson Hayton Winkley**



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A fine detached house with a sitting room, excellent dining kitchen, four bedrooms, dressing room, two en-suites, shower room, cloakroom, office, utility, studio/workshop, garage, gardens, garden lodge, summerhouse and garage situated in Brigsteer village with views across the Lyth Valley.













## SYKE HOUSE

A fabulous detached residence situated amidst generous gardens and grounds and with lovely views across the Lyth Valley situated within picturesque Brigsteer village forming part of the Lake District National Park. Brigsteer is a thriving village with a village hall, public house/restaurant and a variety of countryside walks beginning from the doorstep. The location is convenient for the community store in Levens, the many amenities on offer both in and around in the market town of Kendal, Oxenholme railway station and links to the M6.

The beautifully presented accommodation, which has been finished to a very high standard by the current vendors, briefly comprises of an entrance hall, sitting room with woodburning stove, excellent dining kitchen with a total control electric AGA plus conventional oven and LPG hob, office, utility room, cloakroom, boot room and store to the ground floor and the first floor offers four double bedrooms, with one having a dressing area, two en suites and a shower room. The property benefits from double glazing, oil fired heating and superfast fibre to house broadband.

Outside offers generous gardens and grounds which include a fabulous high quality Siberian Larch clad lodge which boasts outstanding views across the Lyth Valley, a timber summer house and a detached barn comprising of a generous studio/workshop, garage and stores.

Syke House is offered for sale with no upper chain.

### GROUND FLOOR

**ENTRANCE HALL** 21' 2" x 5' 5" (6.46m x 1.67m) Painted door with single glazed panel, radiator, recessed spotlights, exposed beams, Grisedale Oak flooring.

### DINING KITCHEN

23' 0" max x 21' 4" max (7.02m x 6.51m)

Double glazed French doors to courtyard, two double glazed windows, multifuel stove to slate hearth, two radiators, excellent range of base and wall units, undermounted stainless steel sink to granite worktops, total control AGA with companion AGA conventional ovens and LPG hob with extractor hood over, integrated fridge and dishwasher, breakfast island with silestone worktop, recessed spotlights, exposed beams, pendant lighting to dining space, solid wood flooring.

### SITTING ROOM

20' 3" x 12' 5" (6.19m x 3.81m)

Four double glazed windows, two radiators, woodburning stove, stone hearth with stone multimedia unit, recessed spotlights, exposed beams.

### OFFICE/DINING ROOM/SNUG

13' 3" max x 8' 2" max (4.04m x 2.50m)

Double glazed window, radiator, built in cupboard housing oil central heating boiler.

### STORE

10' 7" max x 4' 7" max (3.23m x 1.41m)

Lighting, fitted shelving.

### UTILITY ROOM

10' 0" x 7' 9" (3.05m x 2.37m)

Painted door with single glazed panels, double glazed window, radiator, excellent range of base and wall units, stainless steel sink, plumbing for washing machine, space for fridge freezer, recessed spotlights, extractor fan, under wall unit lighting, tiled splashbacks.

### CLOAKROOM

6' 1" x 3' 10" (1.86m x 1.19m) Radiator, W.C. with concealed cistern, wash hand basin, recessed spotlights, extractor fan, under wall unit lighting, tiled splashbacks.

### BOOT ROOM

10' 0" x 5' 10" (3.05m x 1.80m)

Painted door with single glazed panels, space for freezer, fitted shelving.

### FIRST FLOOR

#### LANDING

17' 3" max x 6' 0" max (5.28m x 1.83m)

Reached by an open tread oak staircase. Natural light from double glazed Westmorland window, exposed beams, recessed spotlights, two loft hatches.

### BEDROOM

12' 6" max x 11' 11" max (3.82m x 3.65m)

Two double glazed windows, radiator, exposed beams.

### EN SUITE

12' 2" x 8' 0" (3.71m x 2.44m)

Double glazed window, heated towel radiator, five piece suite in white comprises W.C. with concealed cistern, bidet, wash hand basin to vanity, freestanding bath with mixer shower and fully tiled shower enclosure with thermostatic shower, fitted mirror with lighting and shaver point, recessed spotlights, extractor fan, partial tiling to walls.









### BEDROOM

12' 6" max x 8' 9" max (3.82m x 2.67m)

Double glazed window, radiator, good range of painted wardrobes.

### SHOWER ROOM

7' 4" max x 6' 0" max (2.26m x 1.83m)

Heated towel radiator, underfloor heating, Villeroy & Boch W.C. with concealed cistern, wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower, fitted mirrored wall unit, fitted mirror, recessed spotlights, extractor fan, tiling to walls and floor.

### INNER LANDING

19' 6" x 3' 3" (5.96m x 1.00m)

Double glazed door to garden, built in cupboard housing hot water cylinder, recessed spotlights.

### BEDROOM

14' 6" max x 10' 9" max (4.42m x 3.28m)

Double glazed French doors to balcony, double glazed window, radiator, wall lights, exposed beams.

### DRESSING AREA

10' 1" max x 9' 0" max (3.09m x 2.76m)

Double glazed window, radiator, excellent range of fitted wardrobes and drawers.

### EN SUITE

8' 11" max x 8' 0" max (2.74m x 2.45m)

Double glazed window, heated towel radiator, four piece Villeroy & Boch suite in white comprises W.C. with concealed cistern, bidet, wash hand basin to vanity and fully tiled shower enclosure with thermostatic shower, fitted mirrored wall unit, fitted mirror with lighting and shaver point, recessed spotlights, extractor fan, tiling to walls and floor.

### BEDROOM

16' 6" x 8' 2" (5.05m x 2.49m)

Two double glazed windows, radiator.

### BARN

### GROUND FLOOR

#### GARAGE

21' 11" x 19' 11" (6.69m x 6.09m)

Up and over electric door, two single glazed windows, fitted shelving.

### STORE 1

13' 6" x 7' 0" (4.14m x 2.14m)

Timber door, space for chest freezer, fridge freezer and tumble dryer.

### STORE 2

7' 1" x 4' 9" (2.17m x 1.46m)

### FIRST FLOOR

#### STUDIO/WORKSHOP

26' 3" max x 19' 3" max (8.01m x 5.89m)

Two double glazed Velux windows, two electric radiators, stainless steel sink unit, built in cupboard, fitted shelving, exposed beams.

### STORE

9' 4" x 9' 0" (2.87m x 2.75m)

Fitted shelving.

### SIBERIAN LARCH CLAD GARDEN LODGE

20' 11" x 12' 3" (6.39m x 3.74m)

Double glazed tri-fold door, kitchenette with good range of base and wall units, stainless steel sink and integrated fridge, wall lights. The lodge has an Ethernet superfast broadband port and would make an excellent office.

### OUTSIDE

The generous surrounding gardens and grounds include a fabulous courtyard to the front of the property which offers access to the house, boot room and the barn, is overlooked by the beautiful oak balcony and provides a delightful "Al Fresco" seating area. Steps lead around to the elevated rear garden which includes a paved patio with well tended raised border, a lawn and a water supply and external power point. A further tier to the garden offers a timber summerhouse and a fabulous high quality Siberian Larch clad garden lodge which takes full advantage of the beautiful far reaching Lyth Valley views, this also includes an Ethernet port for superfast broadband, covered areas, a decked patio and barbeque area and an external power point. The garden continues to include an area of woodland and a vegetable patch/herb garden.

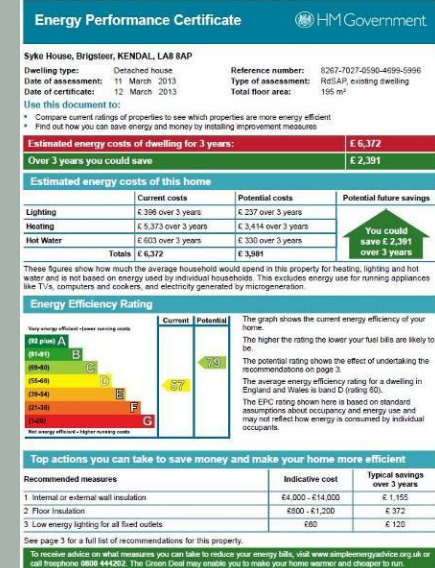
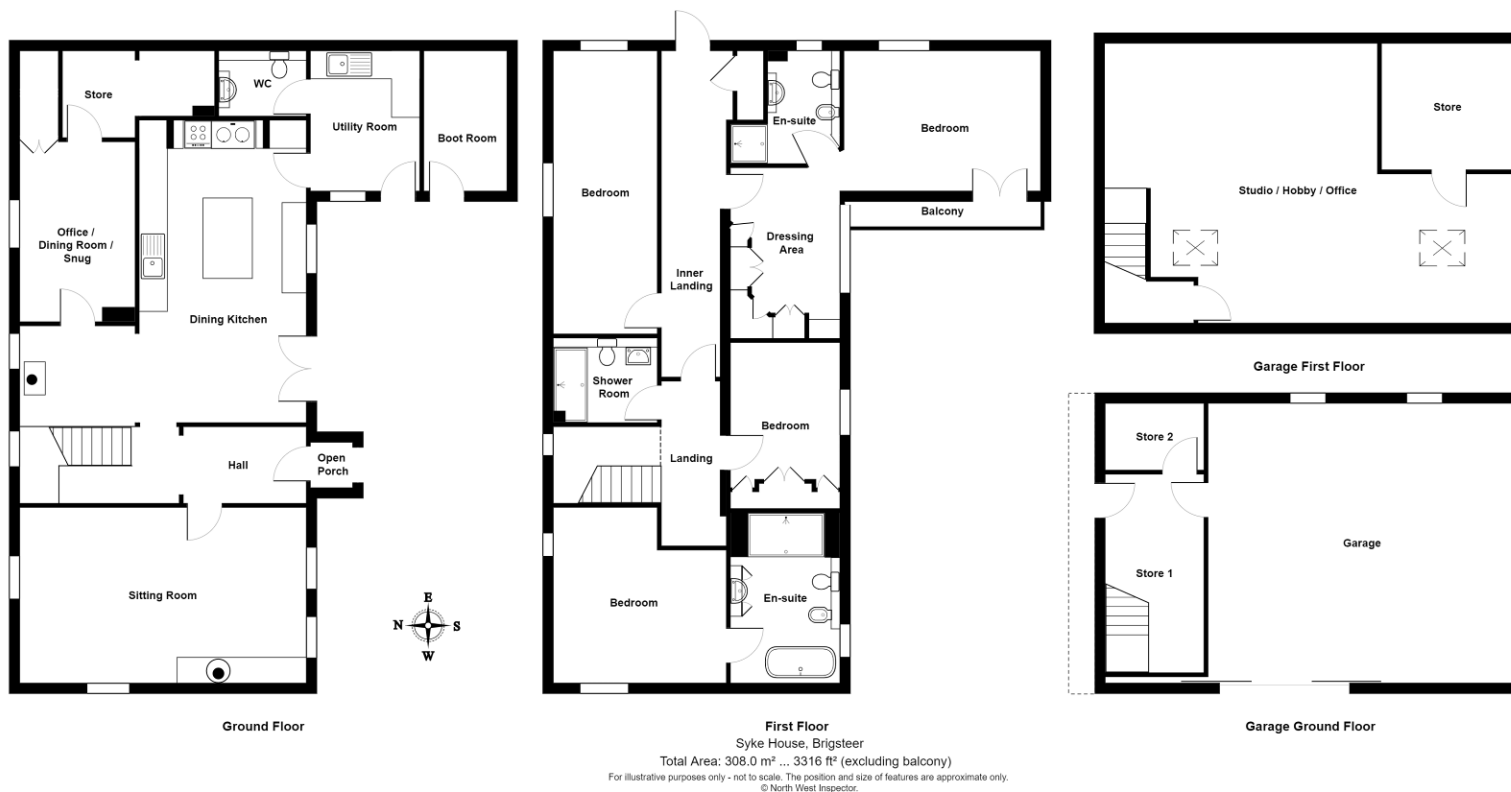
### SERVICES

Mains electricity, mains water, LPG to hob, oil fired heating, non mains drainage.

### COUNCIL TAX BANDING

Currently Band G as shown on the Valuation Office website.





## DIRECTIONS

From Kendal turn off Kirkland into Gillinggate, proceed up the hill and nearing the top turn left onto Brigsteer Road. Follow Brigsteer Road out of the town, over the Kendal bypass and down the hill into Brigsteer. Upon entering the village turn left at the Wheatsheaf Inn and proceed along this road to find Syke House on the left opposite Heron Syke.

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