



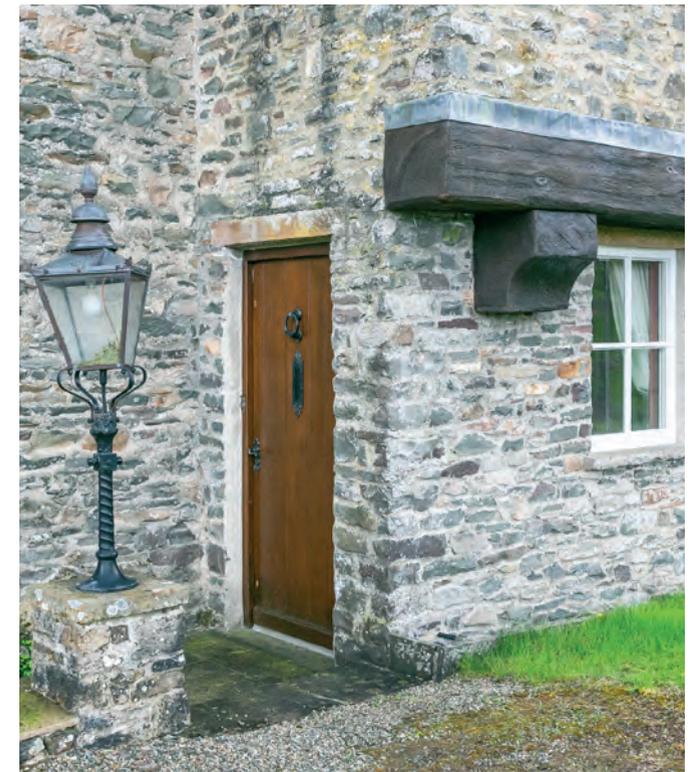
Harprigg Hall Farm
Killington | Kirkby Lonsdale | LA6 2EX

FINE & COUNTRY

HARPRIGG HALL FARM







This picture perfect detached farmhouse offers a deceptive package that is rare to find in such a beautiful setting in the Yorkshire Dales National Park. Surrounded by private gardens and land amounting to approximately 12 acres, with panoramic views over the local fells, Harprigg Hall Farm offers the ultimate private retreat. The spacious and charming farmhouse dates back in parts to the 1300s and has been in the same ownership for over 35 years, during this time and has been immaculately maintained and sympathetically updated and extended to include the substantial conversion of the detached barn to create an enviable leisure suite complete with a swimming pool, sauna, orangery and games room. Within the property there is a wealth of original features and a homely yet stately feel. Set across two floors there are a total of three reception rooms, a traditional farmhouse style kitchen, separate utility, a shower room, bathroom and five double bedrooms to include an impressively elegant master suite with a separate dressing room and beautifully finished ensuite. Externally, the landscaped gardens are a haven for the local wildlife and include a cottage garden ripe for development and large pond. The gardens extend into pasture land that is presently rented out to a local farmer for the added benefit of privacy without the hassle of upkeep. There are a selection of outbuildings within the grounds, a detached single garage and private drive affording ample parking.

Harprigg, being only 6 miles from both J37 to the west and Kirkby Lonsdale the jewel of South Lakeland to the South, and Oxenholme Railway station only a 20 minute drive away, is ideally placed for those seeking an idyllic countryside location with the convenience of an excellent choice of local amenities and easy access to the M6, Kendal and the Lake District. A vast network of footpaths run from the doorstep and allow for plenty of adventure and opportunity to enjoy the surrounding, picturesque landscape. Kirkby Lonsdale a popular, market town is a true gem and voted the best place to live in the North West offers a variety of independent shops, eateries and places of interest whilst also offering local people the comfort of practical amenities. Netherby Sedburgh is a popular, bustling town with the renowned independent Sedburgh School at the heart and Casterton offering both infant and junior schools.

The private driveway sweeps up through the local countryside, leading to the elevated plot where there are ample parking areas. Entering into a useful entrance porch with built-in cloak cupboards and practical flagged floors that extend into the welcoming entrance hall. The first of the reception rooms, the drawing room, sits within an extension dated 1851. As expected with the style in this era, the room is bright and spacious with a dual aspect and French doors opening onto the patio of the cottage garden, wide polished wooden floorboards, decorative cornicing and roses and a cast iron open fireplace with traditional built-in shelved inglenooks to either side. The neighbouring study has a more cosy and intimate feel with exposed ceiling beams and beautiful period features of the 1600s including a spice cupboard and open fire. Finally leading into the oldest portion of the house, believed to date back to the 1300s, is the dining room. A sizeable space for formal dining complete with exposed ceiling beams and large Vermont Casting multi-fuel stove set upon a stone hearth with original beam lintel.





There are stunning views over the rear garden and fells beyond and French doors that open onto the patio, perfect for opening up in the summer months. There is also preliminary planning permission for this patio area for a large orangery which would truly make the most of the fantastic, panoramic views on offer.

The homely and traditional farmhouse style kitchen is complete with a 2 door AGA set within a tiled inglenook with beam lintel. The units are finished with tiled worktops, in keeping with the tiled floors and encompassing a Belfast sink and drainer that looks out over the garden. The dual aspect makes for a bright space and there is even room for a more informal breakfast table and chairs. Adjoining is the utility/ boot room that benefits from external access onto the front drive, further storage units, space for a washing machine and access into a separate WC.













The staircase leads up from the dining room to the galleried first floor landing of this charming farmhouse. Within the house there are a total of five double bedrooms, this includes the fantastic master suite with a spacious double bedroom boasting views over the local fells, a large dressing room complete with fitted wardrobes and a beautifully designed, traditional ensuite. With a freestanding claw foot bath, separate rain shower and feature his and hers Fired Earth sinks, the suite is sure to be the envy of all visitors. The remaining bedrooms are all of good proportions, each offering unique but equally beautiful views over the surrounding fells and far reaching countryside. There is also a good sized family bathroom, a separate shower room and ample storage by way of an airing cupboard, built in furniture and four loft spaces, so this house is perfect for the larger of families.





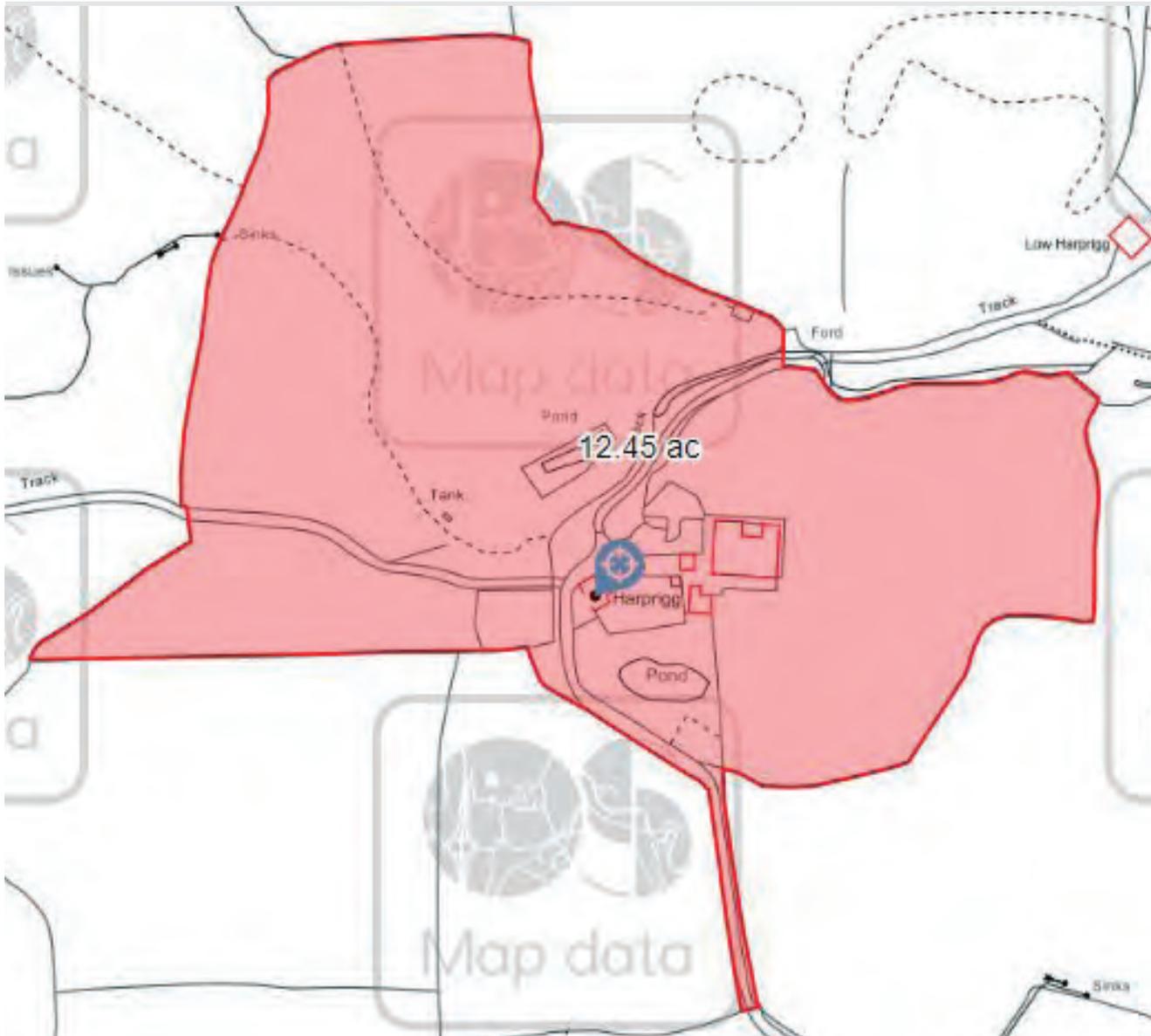




The 3446 sqft Barn is a truly impressive conversation and use of space to provide a fantastic leisure suite that enables you to enjoy luxury on your own doorstep everyday. Sympathetically converted in 1991, the space includes a large and inviting orangery with French doors that open up on to a private terrace overlooking the local fells. Stone arches lead into the pool room, boasting an 11 meter swimming pool housed in the main section of the historic barn, with high ceilings, exposed trusses and stunning feature window at the original barn opening, perfectly capturing the views over the valley and fells. An inner hall leads to two WC's, two changing rooms complete with steam showers, a sauna and the plant room. There is also a separate kitchen, ample stores, and a large games room with space for a living area set around the large multi-fuel stove and a full sized snooker table. This amazing space will be the dream of many families and is perfect for entertaining throughout the year. It could also be further converted into a large detached family home if required.







Directions

From the heart of Kirkby Lonsdale proceed out past The Orange Tree public house towards Kearstwick. In the hamlet of Kearstwick turn right over the small bridge and simply continue on this road without turning off until reaching a cross roads. Drive straight over to the single tracked lane marked cul de sac. Proceed straight ahead and the only house up the lane is Harprigg Hall.

Services

Mains Electric
Private Water
Private Drainage
LPG heating in both house and barn

Tenure

Freehold

Council Tax Band

G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Harprigg Hall Farm

Approximate Gross Internal Area : 277.64 sq m / 2988.49 sq ft

Pool House : 320.21 sq m / 3446.71 sq ft

Outbuilding - Garage/Stores : 71.82 sq m / 773.06 sq ft

Total : 669.67 sq m / 7208.26 sq ft



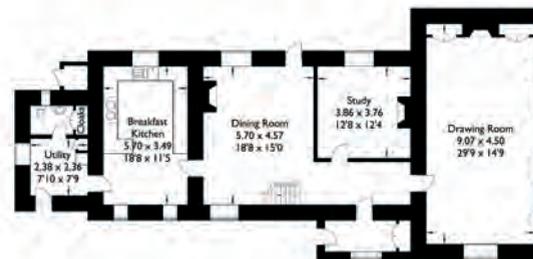
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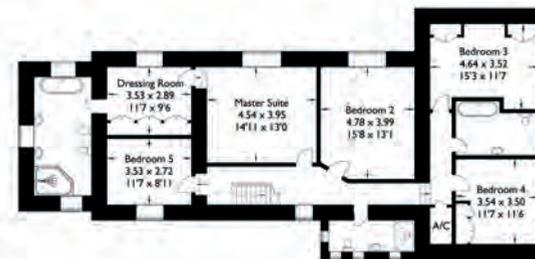
Pool House



Outbuilding - Garage/Stores



Ground Floor



First Floor

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU



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