

New Hutton

£675,000

4 Holme Park, New Hutton, Kendal, Cumbria, LA8 0AE

Set within 11 acres of parkland and woodland, Holme Park, formerly known as Hill Top, is a superb, elegant Grade II Listed Building. The former mansion house has been converted in 2009, providing a further 5 unique dwellings. Step into the grandeur of No. 4 Holme Park and you will appreciate the stunning period living spaces which exude charm and history. This deceptively spacious gem offers 4/5 double bedrooms, 2 en suite facilities, impressive 30' lounge and a family bathroom all within a sympathetically converted space that showcases a multitude of features. Presented to a high standard, it offers comfort and wonderful sociable spaces throughout and in addition, a private cellar space, patio garden, parking and nearby garage block providing sizeable garage.

This property is a peaceful retreat on the fringes of Kendal, offering breathtaking views and a sense of privacy. With easy access to the Lakes, the M6 motorway, and town amenities, it strikes the perfect balance between tranquillity and convenience.



5



3



1



D



B4RN
ultrafast
broadband



Garage and
allocated parking

Quick Overview

Stunning 4/5 bedroom period home

Deceptively spacious accommodation

Impressive 30ft Lounge

Abundance of stunning features

Set within 11 acres of parkland

High quality bathroom and en suites

Allocated parking and garaging

Extensive open countryside views

Elegant development on fringes of town

B4RN ultra fast broadband

Property Reference: K6819



Entrance Hall



Lounge



Lounge



Kitchen diner

Location Situated high above the Market Town of Kendal within communal grounds and parkland setting with splendid views across open countryside and towards Farleton Knott. The property can be found by taking the Sedbergh Road out of Kendal and upon reaching Beehive Lane continue over into the Holme Park development following the private road past the Park Lodges. Dropping down the hill you will see the former Mansion House ahead, parking can be found on the right hand side to the front of No 4 Holme Park.

Property Overview The ornate features of No. 4 Holme Park are truly captivating, with original servant bells proudly displayed in the hall. Large sash windows flood the rooms with natural light, while the lounge's patio doors open up to the extensive communal garden and far-reaching views, creating a seamless blend of indoor and outdoor living.

Once inside the entrance hall, you will begin to appreciate the beautiful presentation and thoughtful storage spaces provided. The feature staircase leads to the first floor split level landing and useful downstairs cloakroom with modern 2 piece suite with partial tiled wall and tiled floor.

The superb 30ft lounge is breathtaking and has an abundance of incredible period features, the ornate marble fireplace with LPG gas cast iron fire is only one, the ceiling height and ceiling rose another, feature arched wall with alcoves and the extensive views across the gardens from the almost full height double glazed patio doors a further talking point! The room is flooded with light and offers a truly comfortable space to relax or entertain.

Within the dining kitchen, the range of wall and base units offers extensive storage and a superb area of work surface space incorporating bowl & ½ single drainer sink unit. With high end built in appliances including NEFF oven and grill, fridge and freezer, dishwasher, induction hob and extractor canopy over making this a delight to cook in. There is complementary tiling to walls and historic 'Herald' range features as a centre piece to the kitchen. Two sash windows and tiled flooring throughout. The adjacent utility room has plumbing in place for a washing machine, sink unit and built in cupboards.

From the rear hallway there is a further multi functional room, perfect to be utilised as a study, snug or fifth Bedroom. There is access from the hall to a communal central patio garden and to the cellar spaces.

At first floor level the landing splits and to the left leads to the an impressive main bedroom with excellent range of built in wardrobes with sliding doors and has superb far reaching views from the rear sash window across open countryside to Farleton Knott. A perfect place to relax and enjoy with a morning coffee! The well appointed en suite shower room with Duravit sanitaryware has two contemporary vanity wash basins, WC, fully tiled walls and large walk in shower cubicle with waterfall shower head over.

A further double bedroom located adjacent offers lovely views over Parkland and there is an abundance of built in storage to the landing area. To the right of the split level landing, a two further bedrooms can be found, both generous in dimensions. One of the bedrooms enjoys a contemporary shower room again with Duravit sanitaryware including WC, vanity wash hand basin and walk in shower cubicle with waterfall shower head. Both bedrooms have feature historic fireplaces and both have aspects to the front of the property.



Kitchen diner



Study/Bedroom 5



Bedroom One



Bedroom One En Suite



Bedroom Two



Bedroom Three En Suite

The family bathroom is a luxurious space in which to relax and offers high quality fittings including vanity wash hand basin, panelled bath with shower over, WC. Complementary tiling to walls, downlighters and extraction.

There is a useful lockable cellar space ideal for storage, nearby garage block with good size garage with mezzanine level and parking to both the front of the property and further allocated parking in the nearby parking area. The parklands including woods with the Grade II Midge monument can be enjoyed by all residents and the communal courtyard patio and a private south facing patio belonging to No 4 located to the rear looking across onto the South lawn

Don't miss the opportunity to own a piece of history and charm at No. 4 Holme Park. Experience the beauty of this unique property that offers a perfect mix of character, sizeable rooms, and incredible surroundings.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

Lounge

30' 3" x 18' 9" (9.24m x 5.72m)

Kitchen Diner

16' 4" x 16' 4" (5'05m x 5.0m)

Utility

7' 2" x 6' 1" (2.19m x 1.86m)

Study/Bedroom 5

12' 7" x 8' 9" (3.84m x 2.69m)

Cellar

First Floor

Bedroom One

19' 0" x 13' 9" (5.80m x 4.20m)

En Suite Shower Room

Bedroom Two

11' 5" x 8' 9" (3.50m x 2.69m)

En Suite Shower Room

Bedroom Three

13' 5" x 11' 3" (4.10m x 3.45m)

Bedroom Four

17' 3" x 9' 3" (5.27m x 2.84m)

Family Bathroom

7' 3" x 5' 9" (2.23m x 1.77m)

Cellar Area

A useful secure space ideal for storage.



Bedroom Three



Surrounding countryside



Bedroom Four



Exterior



Rear patio and garden

Outside The property enjoys its own south facing patio area beyond the lounge which takes in the incredible far reaching views across the south lawn. Ideal for outdoor entertaining, a further communal courtyard patio can be enjoyed along with the 11 acres of parkland. Allocated parking is to be found directly to the front of the property and also in the parking bay adjacent to the garage (within a block nearby)

Garage Electric up and over door, power and light.

Services Private water supply, mains electric and LPG gas. Drainage is by way of sewage treatment plant.

Tenure: Leasehold - 999 years from February 2009. Service charges annually £4722.32 (up to May 2024) split twice yearly November & May. This includes Buildings Insurance, upkeep of communal areas, mowing of formal lawns, window cleaning.

Council Tax: Band G

Viewings Strictly by appointment with Hackney & Leigh Kendal Office.

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

What3words: airstrip.amps.rents

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

New Hutton, Kendal



A thought from the owners...."A spacious peaceful house offering period features, modern living and spectacular views in a very convenient location for Kendal"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/05/2024.

Request a Viewing Online or Call 01539 729711