



 4 Holme Park



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4 Holme Park, New Hutton, LA8 0AE

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

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.

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
- Private South Facing Patien
- Elegant Development on Fringes of Town
- B4RN Ultra Fast Broadband





Location

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.

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.

Welcome

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.

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.





Delightful Living Areas

Specifications

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

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.



Wine, Dine and Relax



Specifications

Kitchen Diner

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

Study/Bedroom 5

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

Utility

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

Within the dining kitchen, the range of wall and base units offers extensive storage and a superb area of worksurface 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.





First Floor

Specifications

Bedroom 1
19' 0" x 13' 9" (5.80m x 4.20m)

Bedroom 2
11' 5" x 8' 9" (3.50m x 2.69m)

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

Bedroom 4
13' 5" x 11' 3" (4.10m x 3.45m)

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



At first floor level the landing splits, 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.

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.







Outside

The property enjoys its own patio area beyond the lounge which takes in the incredible far reaching views. Ideal for outdoor entertaining, a further communal courtyard patio can be enjoyed along with the 11 acres of parkland. The parklands including woods with the Grade II Midge monument can be enjoyed by all residents. Allocated parking is to be found directly to the front of the property and also in the parking bay adjacent to the garage.

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.

Important Information

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.

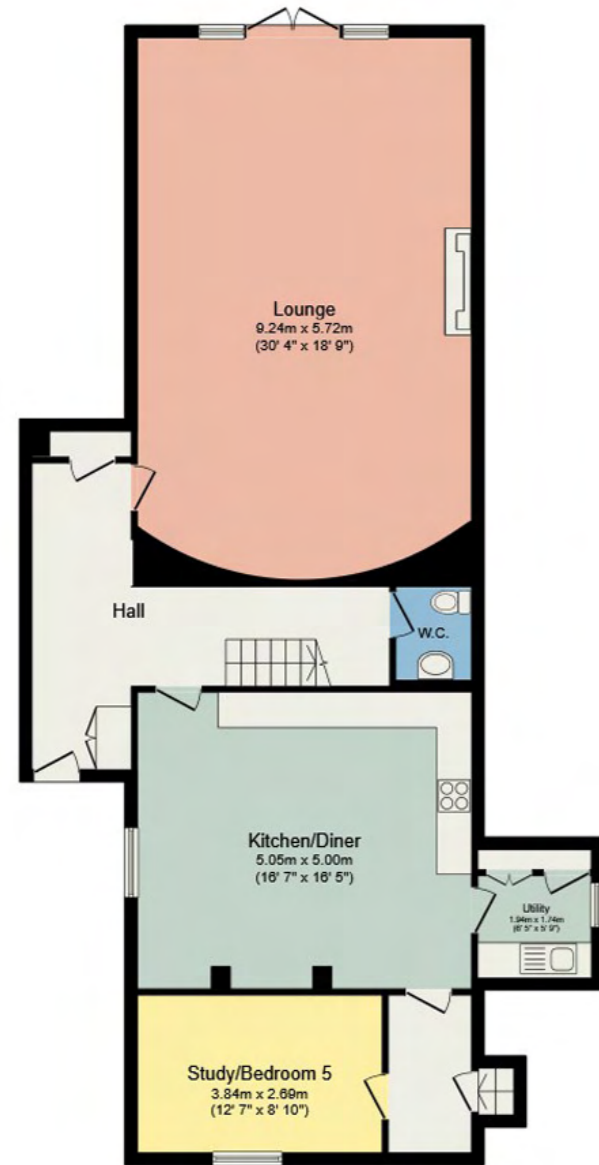
Energy Performance Certificate:

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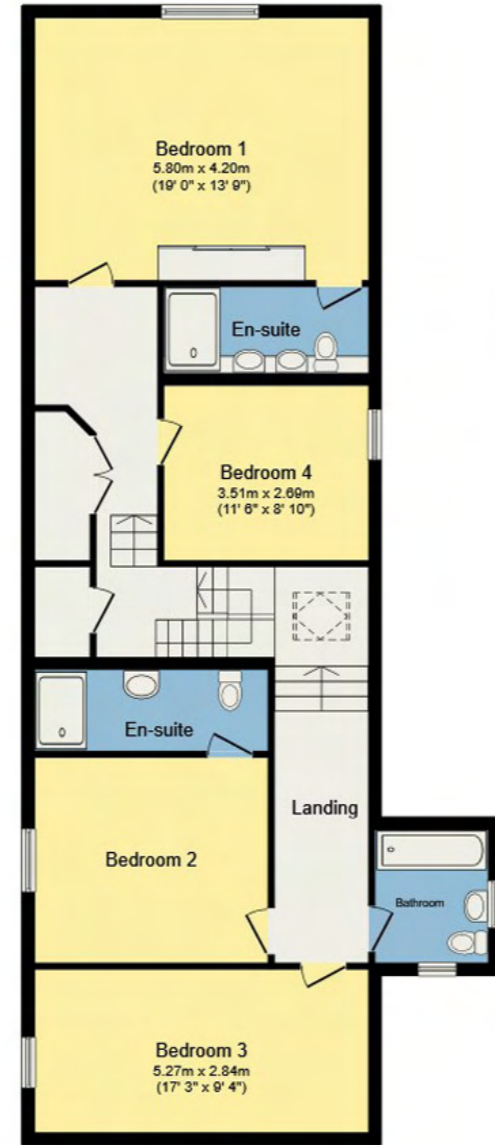
Council Tax Band :

South Lakeland District Council - Band G.

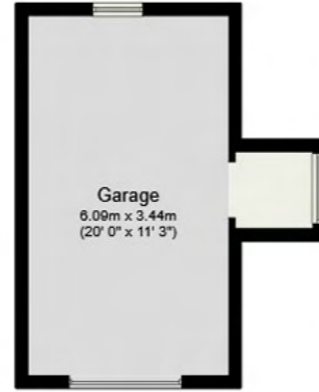




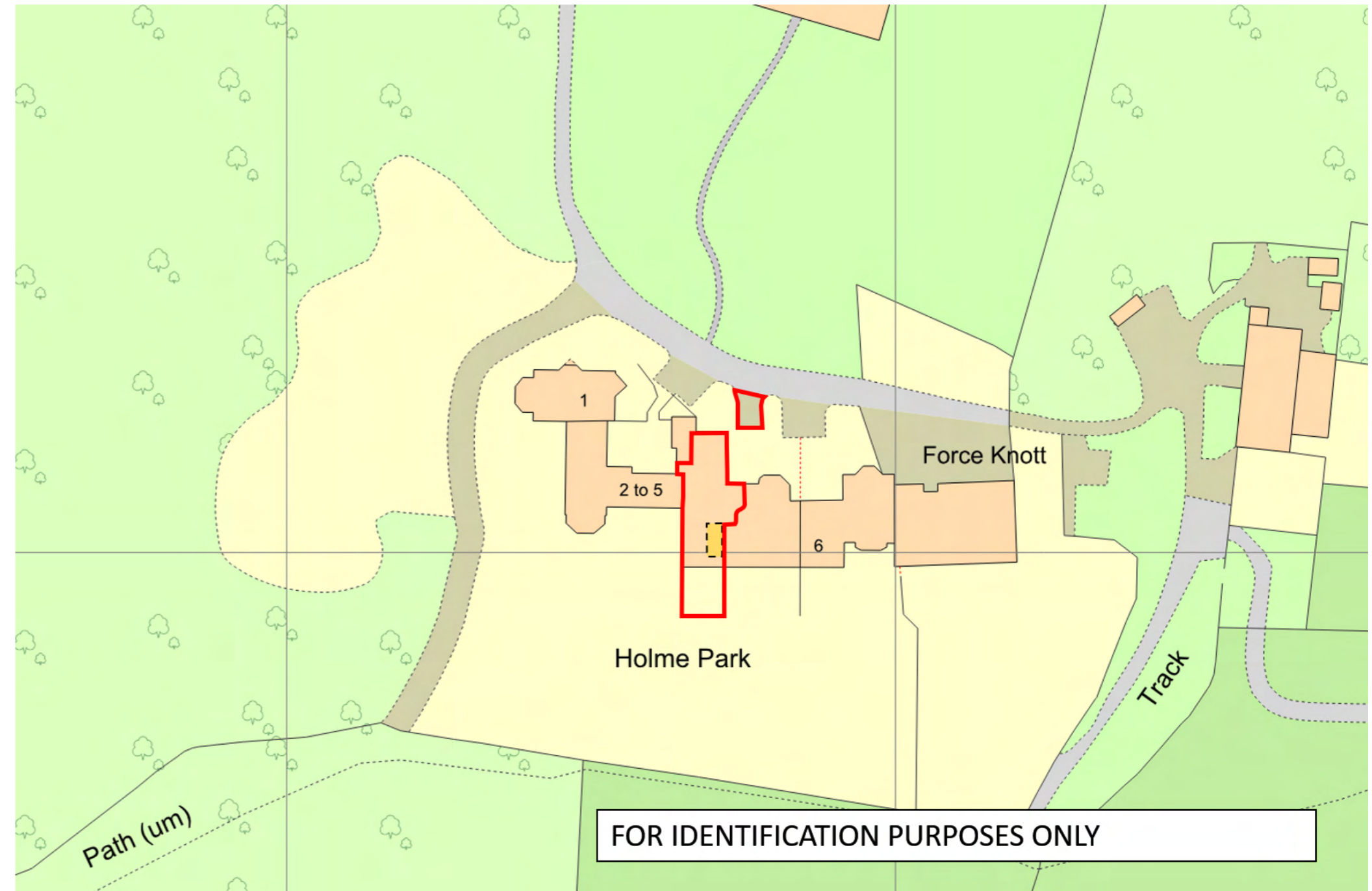
Ground Floor



First Floor



Garage



Total floor area 260.2 m² (2,800 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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