



Skelsmergh

£485,000

Green Hills, Skelsmergh, Kendal, LA8 9JU

Green Hills is a substantial and deceptive detached stone-built property that offers breathtaking views of the Lake District fells beyond. Now ready for a new owner to add their personal touch, it features four double bedrooms, including an ensuite, a bathroom, alongside three reception rooms that provide ample space for friends and family to entertain. The property also includes a large garage/workshop, well-maintained gardens, and ample off-road gated parking.

Situated in a rural location that backs onto open countryside, Green Hills is still conveniently close to numerous local amenities. The property is located approximately three miles from the historic market town of Kendal, renowned for its vibrant community, shops, and much more. It also offers easy access to the Lake District National Park and is a short drive from the mainline railway station at Oxenholme. An early viewing is highly recommended to fully appreciate the property's impressive size and stunning views!

Quick Overview

Substantial and deceptive detached home

Large dining room and kitchen

Family room with impressive outlook

Cosy living room with wood burner

Four double bedrooms

En-suite shower room and bathroom

Terraced balcony to sit and enjoy the view

Spectacular views over Kendal and fells beyond!

Large driveway for several vehicles and garage

B4RN superfast broadband



4



2



3



E



B4RN



Off Road
Parking

Property Reference: K6875



Hallway



Kitchen



Dining Room



Sun Room

Property Overview: Green Hills is situated in a rural location, yet it remains conveniently close to Kendal. Known as the "Gateway to the Lake District," the market town provides easy access to both the Lake District and Yorkshire Dales National Parks. The M6 motorway and the mainline railway station at Oxenholme ensure quick travel, with London reachable in just under three hours. Kendal's town centre offers a library, supermarket, churches, banks, and medical practices, along with specialist artisan providers and small businesses. Nearby, there is a leisure centre with a swimming pool, and The Brewery Arts Centre, a renowned venue for theatre, cinema, music, and cultural events.

The town boasts many primary schools, two secondary schools - Kirkbie Kendal School and The Queen Katherine School - and Kendal College, making it a desirable location for lots of families.

Step into the open slate porch, the perfect spot for taking off muddy boots after a day spent exploring the nearby Lakeland fells. From here, you enter the long entrance hall, which features stairs leading to the first floor and doors to all the main ground floor rooms, where underfloor heating is fitted with the exclusion of the kitchen and en suite. The living room is a cosy with an open fireplace, complete with an inset Firebox wood burner, a stone surround, and a slate hearth. This room also features windows overlooking the front of the property and French doors that open into the rear sun room.

The sun room offers a versatile space ideal for entertaining friends and family, pursuing hobbies, or setting up a home office. From this room, you can enjoy spectacular views over Kendal and the distant Lakeland Fells. A door provides access to the rear garden, enhancing the indoor-outdoor flow and making this an inviting and functional area for various activities.

The large open dining kitchen is fitted with a range of wooden wall, base, drawer, and island units complemented by countertops and an inset stainless steel sink. There is space for an upright fridge freezer and a dishwasher, along with a generously sized cooker slot. A concealed extractor fan, tiled floors and splashbacks. Beautiful exposed beams are above. Natural light streams through a window overlooking the rear garden. A door leads to the rear porch, equipped with plumbing for a washing machine and offering direct access to the garden. The dining space is large and will accommodate a set of dining table and chairs comfortably, making it an inviting room for meals and gatherings.

Returning to the entrance hall, a door leads to the bathroom which features a three-piece suite including a bath with shower over, W.C and pedestal wash hand basin. The room has a window and provides access to the loft space.

At the end of the hall, you will find bedroom two, a double bedroom with a large picture window that frames the stunning view over Kendal and the fells beyond. This room has a wardrobe providing hanging space for clothes. The en-suite shower room includes with a three-piece suite, comprising; a corner cubicle, pedestal wash hand basin, and W.C.

Bedroom one is filled with natural light from the large picture window and the sliding patio door that opens onto a decked terrace balcony with steps to the rear garden. This balcony is the perfect spot to sit, unwind, and take in the impressive views over Kendal and beyond. The room is a spacious double, featuring a walk-in dressing area with ample hanging space for clothes and getting ready.

Heading upstairs, you will find bedrooms three and four. Both rooms are spacious doubles with large windows to the rear, offering beautiful views. Each bedroom is equipped with fitted wardrobes, providing ample storage space.

Green Hills is situated on an extensive plot adjoining open countryside, offering a picturesque setting. A sweeping entrance drive, bordered by



Kitchen



Living Room



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

a stone wall with a gate, leads to the property. The garden features a lawn, mature trees, and herbaceous borders on the other side.

Extensive works have been done to the gardens but some further landscaping in some areas is needed.

Beyond the entrance drive lies a wide tarmac courtyard with ample space for parking several vehicles. The grounds include terraced gardens with trees on one side and split-level gardens to the rear, featuring patio terraces for outdoor enjoyment. Additionally, there is a large detached garage with rendered elevations under a pitched slate roof, complete with a roller shutter door.

Accommodation with approximate dimensions:

Ground Floor:

Open Porch

Entrance Hall

Living Room

17' 1" x 12' 9" (5.23m x 3.89m)

Sun Room

26' 4" x 8' 3" (8.05m x 2.54m)

Dining Room

12' 9" x 12' 4" (3.89m x 3.76m)

Kitchen

15' 8" x 12' 6" (4.80m x 3.82m)

Bathroom

Bedroom One

19' 1" x 12' 4" (5.82m x 3.78m)

Bedroom Three

12' 0" x 11' 5" (3.66m x 3.48m)

En-Suite Shower Room

First Floor:

Landing

Bedroom Two

12' 0" x 10' 9" (3.68m x 3.28m)

Bedroom Four

10' 1" x 9' 4" (3.09m x 2.85m)

Parking: There is a spacious detached garage sat in front of a wide tarmac courtyard providing ample space for parking several vehicles.

Services: The property has mains water and electricity, gas-fired central heating (LPG) and septic tank drainage. There are owned solar panels with a lucrative feed in tariff.

Council Tax: Westmorland & Furness Council - Band F

Tenure: Freehold.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.



Bedroom One



En Suite Shower Room



Rear garden



Rear garden



View

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

What3Words Location & Directions: [///haggle.enchanted.meanings](https://what3words.com/haggle.enchanted.meanings)

From Kendal town centre, follow the signs for the A6 heading north towards Skelsmergh and Garth Row. After about a mile and a half, pass the turning for Garth Row on your left. Continue for approximately another half mile, and the entrance to Green Hills will be on the left, marked by our "For Sale" board.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

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.



Book Online Now



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

Skelsmergh, Kendal, LA8

Denotes restricted head height

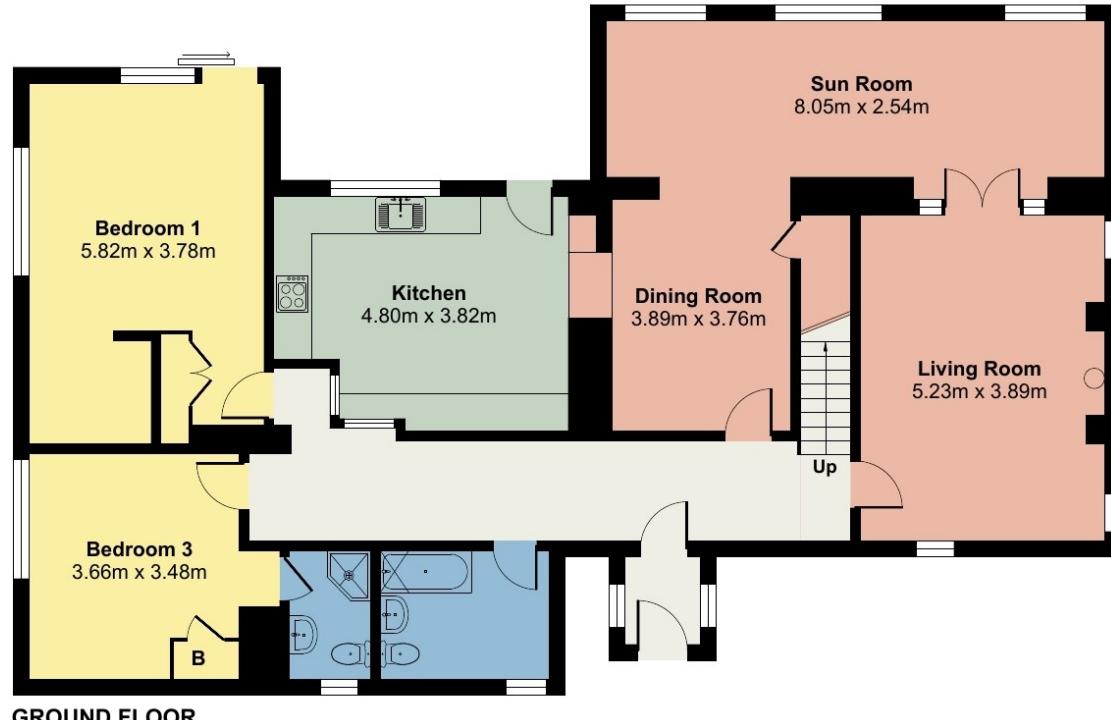
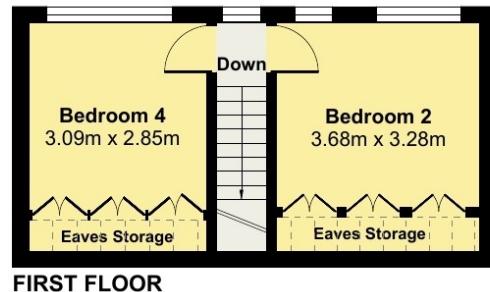
Approximate Area = 1852 sq ft / 172 sq m

Limited Use Area(s) = 117 sq ft / 10.8 sq m

Garage = 235 sq ft / 21.8 sq m

Total = 2204 sq ft / 204.6 sq m

For identification only - Not to scale



Certified
Property

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.

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 25/07/2024.

Request a Viewing Online or Call 01539 729711