



# Grayrigg

£820,000

Castley Bank, Grayrigg, Kendal, LA8 9ET

Set in approximately 1.25 acres of formal and informal gardens to all sides, with two attached outbuildings and ample parking, this 17th century detached farmhouse with reputedly much earlier origins, has been lovingly improved and renovated in recent years by the current vendor, presenting a blend of the charm and character of its era with modern day comforts for 21st century living. This is a superb house for growing and extended families, great for visitors (they can have their own space within the impressive loft room) or ideal for those seeking peaceful retirement in a quiet rural corner of South Lakeland only a short drive from Kendal.

Grayrigg village with its reputable primary school is within waking distance down a quiet country lane and you can drive and be in the market town of Kendal in 15 minutes with secondary schools, shops, supermarkets, restaurants and cafes. This delightful country residence is one that you will admire. An early appointment to view is recommended.

## Quick Overview

- Splendid 17th Century Farmhouse
- Excellent living space
- Four bedrooms
- Newly fitted 4 piece bathroom suite
- Two useful barns for storage
- Approx 1.25 acres of formal/informal gardens
- Ample parking
- Peaceful and quiet setting
- B4RN Broadband available
- Broadband download speed up to 1000MBPS



4



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3



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B4RN Broadband available



Ample parking

Property Reference: K6599



Sitting Room



Family Room



Family Room



Breakfast Kitchen

**Property Overview:** Castley Bank has recently undergone a programme of works and improvements including the installation of thermostatically controlled electric radiators that have been individually commissioned for each room providing the optimum room temperature at all times. Decorated throughout to a high standard of finish with tasteful and bold primary colours and the laying of Amtico flooring along with a new four piece bathroom installed by Signature bathrooms of Kendal this really is home that is ready to move into and enjoy.

The accommodation is laid out over three floors offering flexible living with many original features having been retained including the oak staircases, the fireplaces and wood panelling. The adjoining barns have again been altered and improved and offer different options for different purchasers, be it potential for conversion, for hobbies or perhaps working from home. There is ample parking and turning and the gardens too have undergone a makeover of replanting and landscaping.

Those that come to view Castley Bank will first after stepping out of the car begin to relax and soak up the peace and quiet of this little unknown corner of the Lake District. Then entering through the gate into the walled front garden you follow the central pathway up to the traditional stone and slate entrance porch.

From the porch a glazed door then opens into the hall where a warm welcome awaits from the original panelled walls to the exposed beams, and with doors opening into the sitting room, dining room and snug.

The simply delightful sitting room enjoys a view over the front garden with open fields beyond. With the splendid stone fireplace with its flagged hearth and multi fuel stove being the central focal point of the room, one can only begin to imagine on a cold winter's day snuggling up on the sofa. Inset into the wall is an original oak cupboard and with its exposed timbers this room is full of character.

The dining room offers great space for family meals or entertaining with exposed timbers and a dual aspect over the front and side gardens, again it has that all important feature stone fireplace with flagged hearth and open fire.

The sitting room and dining room together with the entrance hall could readily be combined to form a spacious reception room if desired.

Through into the inner hallway you will find a recently refurbished cosy snug with exposed beams and a window to the rear garden. The original oak staircase winds up to the first floor and the open understairs storage space is ideal as your very own wine cellar.

The study can be found just off the snug again overlooking the rear garden and fitted with range of bespoke bookcases.

The farmhouse breakfast kitchen beyond the snug overlooks both the garden to the rear and the courtyard to the front. Fitted with a range of painted cupboards with matching plate rail and glazed display cabinets with solid wood work surfaces with inset white Belfast sink with mixer tap. A Belling range electric oven with induction hob and extractor fan with glass splash back. Attractive terracotta tiled floor and exposed timbers.

Leading on from the kitchen is the splendid family/living room with exposed roof trusses, stonework and two large Velux roof lights - a room that can only be appreciated when viewed with double glazed wrap round windows overlooking the gardens and surrounding rolling countryside, with Grayrigg village and its church in the distance. The room is heated with a newly fitted wood burning stove and has attractive terracotta tiled floor with underfloor heating and French doors open to a large flagged patio and the garden.



Distant views



Family Room



Principal Bedroom



Bedroom Two



Bedroom Three



Bedroom Four

The entrance porch off the family room still has its original door and provides great space to come into with plenty of space for coats and boots.

Taking the splendid oak staircase to the first floor you will find a generous landing a delightful space with views to the front garden and open countryside beyond. With original wide plank oak floor boards and wall panelling, and a concealed staircase to second floor. This excellent space offers a quite sitting area, exercise space or even an occasional bedroom for over flow guests.

On this floor you will find three double bedrooms each with their own character and each with views over open countryside.

The family bathroom enjoys complementary part tiled walls with co-ordinating tiled flooring with underfloor heating. There is a heated towel rail, down lights, extractor fan and double glazed window. A four-piece suite comprises; a panel bath, a large walk in corner shower cubicle with rainfall head and a separate hand held attachment, WC and a fitted vanity unit with wash basin.

From the concealed staircase you will find yourselves on the second floor where yet another room that needs to be viewed to be appreciated – this excellent attic bedroom is a teenagers/visting guests delight with three large Velux rooflights and a wealth of exposed roof trusses and timbers along with fitted book shelving. Having its own en-suite shower room and a large walk-in shelved store with light point offers plenty of space for storage.

Accommodation with approximate dimensions:

Ground Floor

Stone & Slate Open Porch

Entrance Hall

Sitting Room

15' 1" x 12' 9" (4.6m x 3.89m)

Dining Room

15' 0" x 12' 0" (4.57m x 3.66m)

Inner Hallway

Study

11' 3" x 9' 5" (3.43m x 2.87m)

Snug

9' 0" x 8' 8" (2.74m x 2.64m)

Fitted Breakfast Kitchen

16' 3" x 11' 8" (4.95m x 3.56m)

Delightful Family/Living Room

22' 5" x 18' 10" (6.83m x 5.74m)

Rear Porch

First Floor

Splendid Large Landing/Sitting Area

18' 7" x 7' 4" (5.66m x 2.24m)

Bedroom 1 (front)

14' 11" x 11' 5" (4.55m x 3.48m)

Bedroom 2 (front)

12' 0" x 9' 5" (3.66m x 2.87m)

Bedroom 3 (rear)

14' 11" x 9' 4" (4.55m x 2.84m)

Family Bathroom

Second Floor

Excellent Attic Bedroom 4

22' 8" x 21' 7" (6.91m x 6.58m)

En-Suite Shower Room



Family bathroom





Additional gardens



Gardens



Gardens and family room

**Outside:** Two adjoining barns, both providing excellent space be it for storage, hobbies or perhaps conversion !!

The gardens are a true delight with space to sit and enjoy the peace and quiet of the surrounding countryside, yet plenty of space for the children to run and play. With the orchard garden across from the house being ideal for those seeking there very own good life with space for growing vegetables and maybe even having a chicken or two.

**Tenure:** Freehold

**Services:** mains electricity, mains water. Private drainage. Recently installed thermostatically controlled electric radiators.

Hard wired smoke and carbon monoxide alarms.

**Council Tax:** Westmorland & Furness Council - Band E

**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.

# Meet the Team

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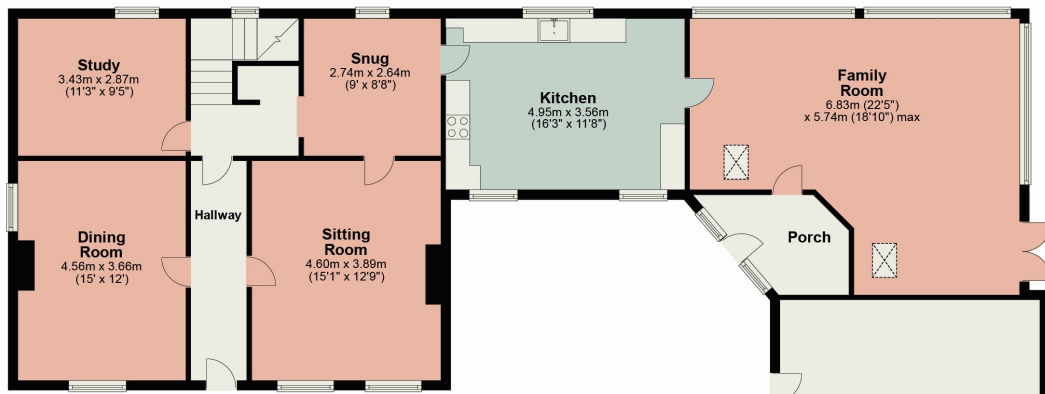


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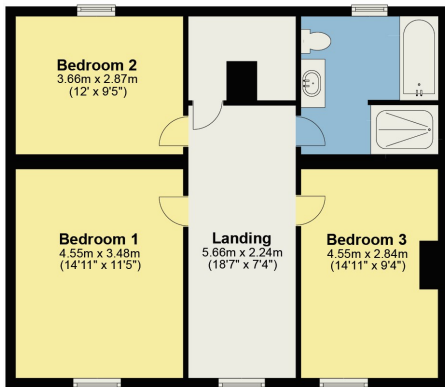


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**Ground Floor**

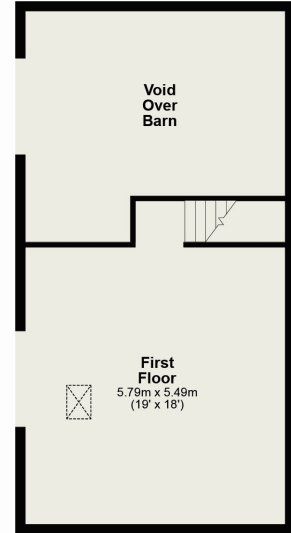
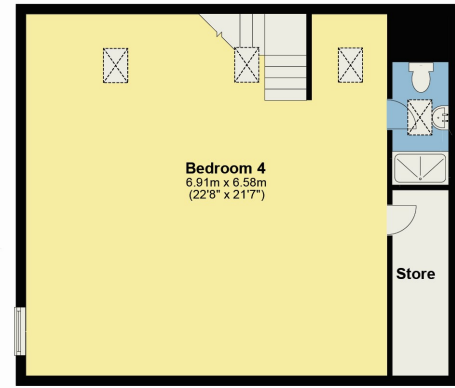


**First Floor**

Total area: approx. 373.9 sq. metres (4024.8 sq. feet)

For illustrative purposes only. Not to scale. REF: K6599

**Second Floor**



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