



## Barrows Green

£425,000

2 Highfield Hall, Barrows Green, Kendal, Cumbria, LA8 0AA

Occupying a splendid elevated position in a semi rural location that enjoys far reaching views over open countryside, is this superb two bedroom, two bathroom residence. Converted in the early 2000's with imagination, attention to detail and a real sense of style. The property occupies 3 floors of this splendid country house that dates back to 1894.

The discreet yet convenient location offers easy access to the market town of Kendal and for both national communications by road and rail. A fantastic maisonette with a splendid first floor sitting room and dining/sun room, and an excellent breakfast kitchen to relax in. With two bedrooms each having en suites. A home that is equally suited to permanent or a perfect weekend retreat. Just come along and experience this excellent home that blends period character with contemporary modern living.

### Quick Overview

- 3 story historic residence
- Elegant spacious accommodation
- 2 double bedrooms, both with en suites
- Spacious living areas
- Magnificent views from property and gardens
- Lovely communal gardens
- No upward chain
- Garage closeby
- Allocated parking
- B4RN broadband available



2



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2



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B4RN  
Available



Allocated  
Parking

Property Reference: K6952



Kitchen



Kitchen



Living Room



Living Room

**Property Overview** Situated to the south of the Market Town of Kendal nestled within a grand residence comprising seven distinctive properties, 2 Highfield Hall offers a blend of elegance and modern convenience providing a quiet escape while still offering access to many amenities. The village is exceptionally well-connected, with a mainline railway station providing direct services to London, Manchester and Glasgow, making it an excellent choice for commuters. For those traveling by road, the M6 motorway is easily accessible via the A65 to Junction 36, or the A684 to Junction 37 for northbound routes. Also being nearby to the attractive and picturesque village of Natland which enjoys a thriving community with its very own village green, primary school, church and village hall.

As you enter through the porch into the entrance hall you will find a storage cupboard perfect for hanging your coats up and storing muddy boots after a day on the fells. A staircase leads you to the heart of the home, where a spacious living room with a mullion window enjoying the splendid views perfect to unwind after a long day. Following through into the dining/sun room which boasts a picture window capturing picturesque views of Scout Scar, Red Screes and Kentmere Valley and surrounding fells creating a perfect room to spend time with friends and family. There is also a cloakroom comprising of a wc and wash basin.

The well-appointed kitchen, conveniently located on this level, is designed for both functionality and style, making it a delightful space featuring a granite breakfast bar which has built in wine storage. It boasts a generous range of wall and base units with solid oak worktops. Comprising integrated appliances including AEG extractor fan, stainless steel sink, Hisense 4 ring induction hob, Indesit dishwasher and oven, microwave and built in fridge freezer. Built in airing cupboard.

Ascend to the upper floor where a velux window makes it bright. You will find two generously sized double bedrooms, each boasting built in wardrobe/storage units. Both having their own en-suite. Bedroom one en-suite comprises of a panelled bath, walk in shower, wc, vanity wash basin and a heated towel rail. Bedroom two en-suite comprises of a walk in shower, wc, wash basin and heated towel rail. There is also under eaves storage accessed from the landing.

Outside, the property is complemented by beautifully maintained communal gardens, providing a peaceful retreat for residents to enjoy. Whether you're sipping your morning coffee or unwinding with a good book, the gardens offer a perfect escape from the hustle and bustle of daily life.

For your convenience, the property includes a garage, perfect for storage. Allocated parking for your vehicle and additional visitor parking spaces for guests. This thoughtful amenity adds to the ease and comfort of living in this charming residence.



Living Room



Dining/Sun Room



Bedroom 1



En Suite



Bedroom 2



En Suite

With its combination of stunning views, modern amenities, and a prime location near Kendal, this maisonette is a rare find. Whether you're seeking a permanent residence or a weekend retreat this property promises a lifestyle of elegance and serenity. Don't miss the opportunity to make this exceptional home your own. Arrange a viewing today and experience the allure of this unique offering.

**Accommodation with approximate dimensions:**

**Ground Floor:**

Entrance Porch

Entrance Hall

Boot Room

First Floor:

Landing

Living Room 22' 0" x 16' 5" (6.72m x 5.01m)

Dining Room 13' 9" x 8' 9" (4.21m x 2.67m)

Kitchen 13' 1" x 12' 5" (4m x 3.79m)

Second Floor:

Bedroom One 13' 4" x 21' 10" (4.08m x 6.67m)

En Suite

Bedroom Two 11' 1" x 10' 7" (3.4m x 3.25m)

En Suite

Under Eaves Storage Cupboard

**Parking:** Allocated parking and visitor parking available.

**Services:** Mains electricity and mains water. Oil central heating. Private shared drainage system.

Note; We believe that the shared drainage installation may not be fully compliant with current legislation which has been upgraded in recent years.

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

**Tenure:** Leasehold. Service Charge is £150 a month and is understood to include maintenance of grounds, septic tank, roof, driveway, external store work, guttering and drain pipes. Building insurance is divided between each of the seven properties.

**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.

Request a Viewing Online or Call 01539 729711



Bedroom 1



View



Dining/Sun Room



View



Views

**What3Words Location & Directions:** [///vented.gross.gravitate](http://vented.gross.gravitate)

Situated to the south of the Market Town of Kendal the property can be found by leaving Kendal on the Burton Road (A65). Proceed past the Westmorland General Hospital and Oxenholme on your left, continuing along pass the turning for Natland on your right, taking the next right to the side of the Punch Bowl Inn. Follow the lane up passing open fields and the entrance to Highfield Hall is then found on your right. Continue up the driveway to the front where you will find private allocated parking together with visitor spaces.

#### 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).

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## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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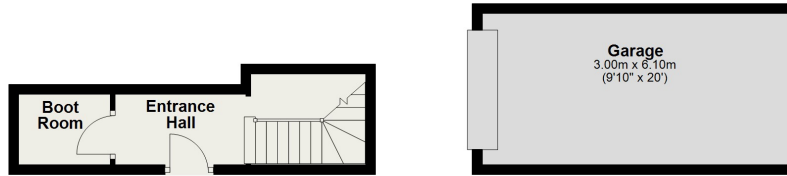
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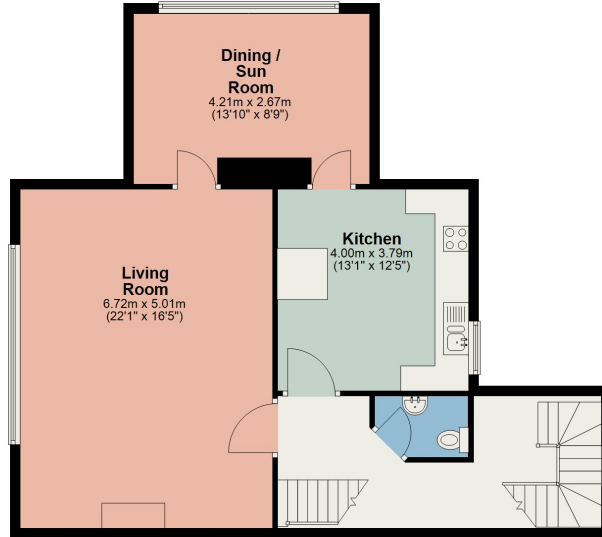
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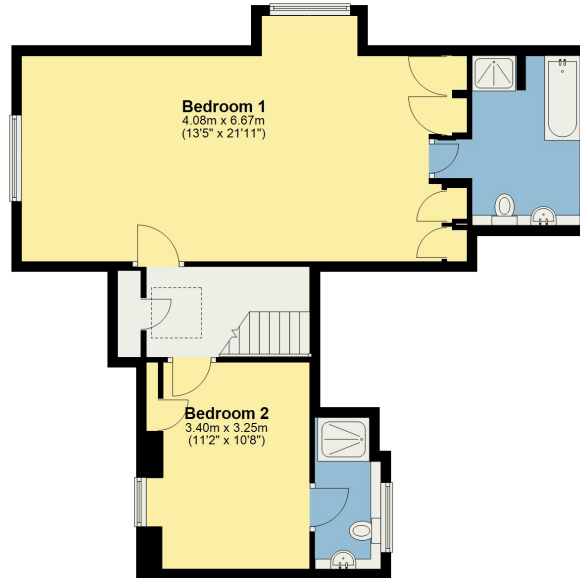
**Ground Floor**  
Approx. 28.8 sq. metres (309.9 sq. feet)



**First Floor**  
Approx. 78.4 sq. metres (843.8 sq. feet)



**Second Floor**  
Approx. 68.4 sq. metres (736.6 sq. feet)



Total area: approx. 175.6 sq. metres (1890.4 sq. feet)

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. REF.  
Plan produced using PlanUp.

A thought from the owners... “ This apartment is a wonderfully peaceful, light and comfortable, and the amazing views in all directions are superb”

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