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HERE TO GET *you* THERE



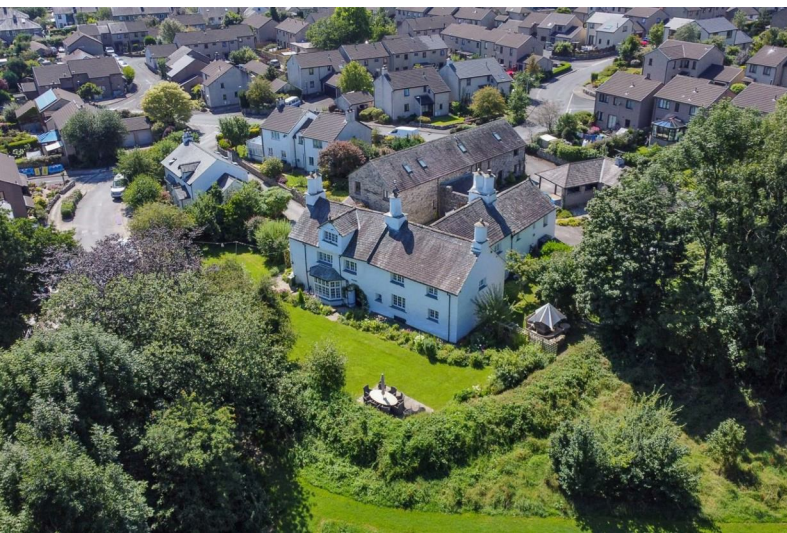
Collin Road

Kendal, LA9 5LH

£695,000



Council Tax:



Collinfield Manor Collin Road

Kendal, LA9 5LH

£695,000



LIVING ROOM

21'11" x 17'5" (6.68 x 5.31)

Spacious bright and light with inset wall mouldings referencing to the date of 1674. Dual aspect with arched bay window. Historic references state that the arched window was an addition to the west wing of the property completed under Geoffrey Sedgewick's ownership. Beautiful beams, solid wood doorway, spice rack and ornate wood fireplace with open fire.

BATHROOM TWO

6'11" x 4'5" (2.11 x 1.35)

Three piece suite traditional styled. Mullioned styled windows, shaving sockets, neutral décor of traditional style. Bath with shower above.

KITCHEN DINING ROOM

16'4" x 16'1" (4.98 x 4.90)

Traditional farm house fitted kitchen, wooden worktops, belfast sink. Free standing range with gas hobs and an integrated dishwasher. The room features neutral décor, slate tiled flooring, ornate coving and original cast iron range. Adjoining the kitchen there is a storage room with space for additional white goods.

FORMAL DINING ROOM

18'4" x 12'11" (5.59 x 3.94)

The dining room is breathtaking with original wood panelling, featuring original stag heads, mullioned windows, exposed beams and a large brick surround fireplace with a multi-fuel stove. Hidden above the mantle is a historic bayonet that has long been within the property and there is even a hidden priest hole to the right of the fireplace.

LARDER/PANTRY

9'6" x 8'6" (2.90 x 2.59)

Located off the dining room is the pantry cold store. With original stone flagged tables and basement access.

STUDY

10'6" x 9'7" (3.20 x 2.92)

Accessed from the dining room is the study which would once of been a prayer room. Featuring original wall panelling and grand built in original shelving with ornate detailing with the initials of George Sedgewick.

BEDROOM ONE

17'1" x 15'8" (5.21 x 4.78)

The master bedroom features original dual aspect mullioned windows, a cast iron fireplace. Neutral décor ornate coving and wall features.

BEDROOM TWO

14'10" x 13'10" (4.52 x 4.22)

Bedroom two features inset storage, vanity space, mullioned windows with window seat and panelled entry walling.

BATHROOM

18'8" x 5'4" (5.69 x 1.63)

This newly converted spacious bathroom suite is traditional in style. Featuring triple aspect mullioned windows, soft grey décor and roll top claw-foot free-standing bath.

BEDROOM THREE

13'3" x 12'9" (4.04 x 3.89)

Beautifully decorated, double bedroom with feature wall. Mullioned windows, inset recess with ornate wall panelling. Space for storage.

W.C

4'5" x 3'3" (1.35 x 0.99)

First floor traditional styled W.C with handbasin.

THE GRANARY

Self contained two bedroomed accommodation. Located off the front private courtyard. Open plan, living kitchen dining room. Two en-suites and master bedroom with beamed vaulted ceiling and mezzanine level.

OPEN PLAN LIVING KITCHEN

17'3" x 11'11" (5.26 x 3.63)

Open plan kitchen living room. Courtyard facing windows. Lounge and dining area opening into a traditional style fitted kitchen.

BEDROOM FOUR / MEZZAINE

17'9" x 7'11" (5.41 x 2.41)

Large bedroom with dual aspect mullioned windows. Neutral décor, beams and mezzanine level.

ENSUITE SHOWER ROOM

5'4" x 6'1" (1.63 x 1.85)

Shower cubicle. W.C and basin. Traditional in style with neutral décor.

BEDROOM FIVE

8'7" x 11'4" (2.62 x 3.45)

Bedroom two with neutral décor, sizeable single room with space for storage and en-suite access.

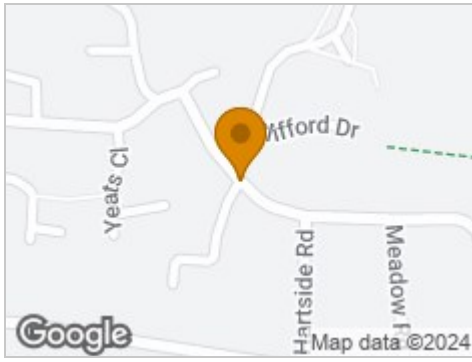
ENSUITE SHOWER ROOM

8'2" x 7'10" (2.49 x 2.39)

Generously sized shower room. Storage inbuilt. Traditional yet new style three piece suite.



Road Map



Hybrid Map



Terrain Map



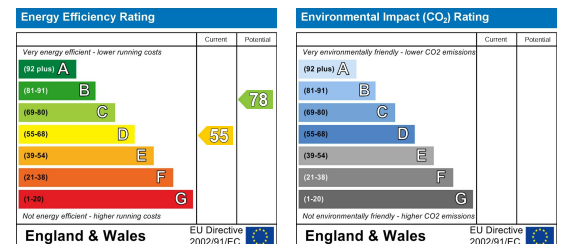
Floor Plan



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.