



Moresdale Hall

Kendal, LA8 0DH



Offers In Excess Of
£590,000

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EXCLUSIVE

Moresdale Hall

DESCRIPTION

Situated within the prestigious Moresdale Hall, formerly a country farmhouse with open views across farmland towards Whinfell. Set within an approx. 0.63 acre plot, offering landscaped grounds, a wildflower meadow with established trees surrounding the substantial plot. The property can be accessed through a private driveway, leading to forecourt parking for at least 7 cars, a double garage with an inspection pit, undercroft and carport (suitable for conversion to additional family space subject to planning). The internal layout at Woodlands offers generous living accommodation across three floors, with a stylish first floor living space, an impressive lounge, dining area and a contemporary fitted kitchen diner. There is two entrances one on the ground floor and one to the first floor. Four bedrooms, with an impressive master, complete with featured beams, fitted storage and sky light windows offering superb views (with a handy fitted cupboarded walkway and staircase to the master). The ground locates an additional three double bedrooms and a family sized, modern fitted three piece bathroom suite. There's plentiful storage within the ground floor hallway and a bright and light ground floor inner porch entrance.

The key buying points for this beautiful property are the views; the impressive open plan living space with an multi fuel burner, stunning grounds and its rural setting. The beautiful sash and arched windows throughout, high ceilings and featured lighting, alongside the "diversity of the space on offer" and the potential to "create additional family living space" from the existing detached double garage (subject to planning). The easily accessible south lakes village of "Lambrigg" which is a 15 minute drive, north from Kendal town centre, and a 7 minute drive, from the highly regarded primary school at Grayrigg.



ROOMS

Upper entrance

5'4" x 8'8"

Sold wooden floors, grey décor. LED lighting, wood/glass entry door and inner wooden entry door to the living space. Plenty of space for coats and boots.

Dining area

13'4" x 13'5"

Solid wooden floors, large sash windows, modern grey décor and open-plan into the lounge area. High ceilings, pendant featured lighting, picture rail and dado rail.

Living room

11'4" x 25'0"

Generously sized, beautiful bay fronted windows benefitting from outstanding views. Solid wood floors, multi fuel stove, modern grey and white décor, dual pendant lighting, characterful picture and dado rail.

Kitchen diner

13'10" x 13'9"

Modern and contemporary handleless fitted kitchen, marble worktops/upstand, Sink/drainage, range cooker, inbuilt space for American fridge freezer and inbuilt dishwasher. Tiled wood style flooring, neutral décor, high ceilings, large windows with a leafy outlook.

W.C

4'11" x 3'1"

Side concealed window, hand basin, tiled splash back, vinyl style flooring, and W.C.

Landing

7'0" x 10'0"

Access to the master bedroom, fitted with storage cupboards, high ceilings, neutral décor, cream carpets, side window and pendant lighting.

Master bedroom

15'0" x 17'7"

Impressive bedroom with sky light windows over

looking the grounds. Neutral décor and dark wood fitted storage and feature wall. Spot lighting and soft white carpets.

Bedroom two

14'7" x 12'0"

This beautifully unique bedroom features three characterful windows, modern décor, space for wardrobes/inbuilt storage cupboard. Cream carpets, featured spot and pendant lighting.

Bedroom three

13'10" x 11'9"

Almost a mirror reflection of bedroom two, featured character windows, neutral décor, cream carpets and space for wardrobes.

Bedroom four / Office

9'4" x 11'7"

Double in size, neutral décor, cream carpets, pendant lighting and space for wardrobes.

Family bathroom

6'5" x 10'9"

Corner bath with shower above, vanity sink unit. W.C with concealed system. Partly tiled walls and tiled floors. Towel radiator, underfloor heating and extractor fan.

Please note

There is a water treatment sewerage system, recently installed in 2023, which is shared between the five residence at Moresdale Hall. The property isn't on mains water, but has the cost effective benefit of a private borehole, shared between their adjacent neighbour, which is fitted with an U/V treatment system, as well as, the property benefiting from; oil central heating.



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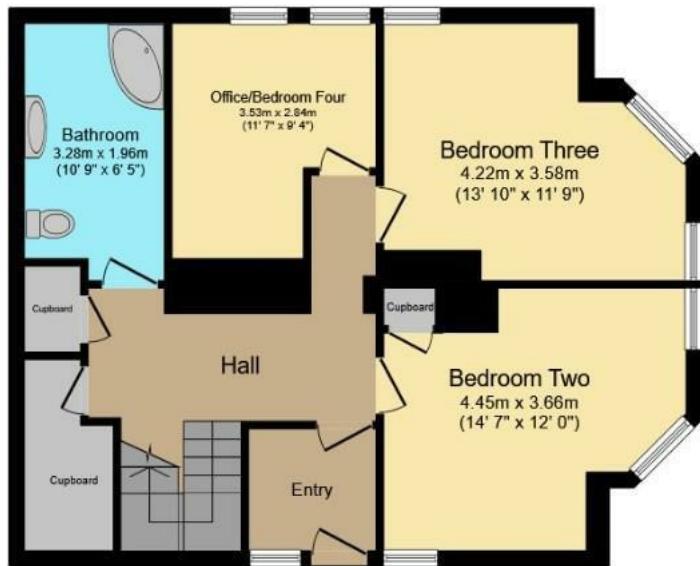


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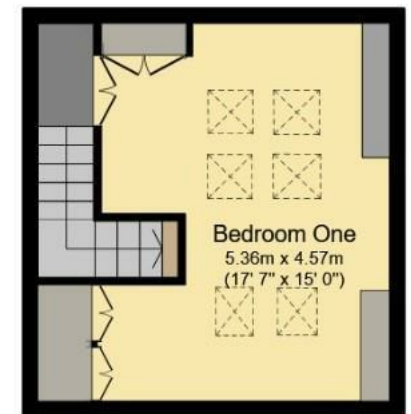
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Ground Floor



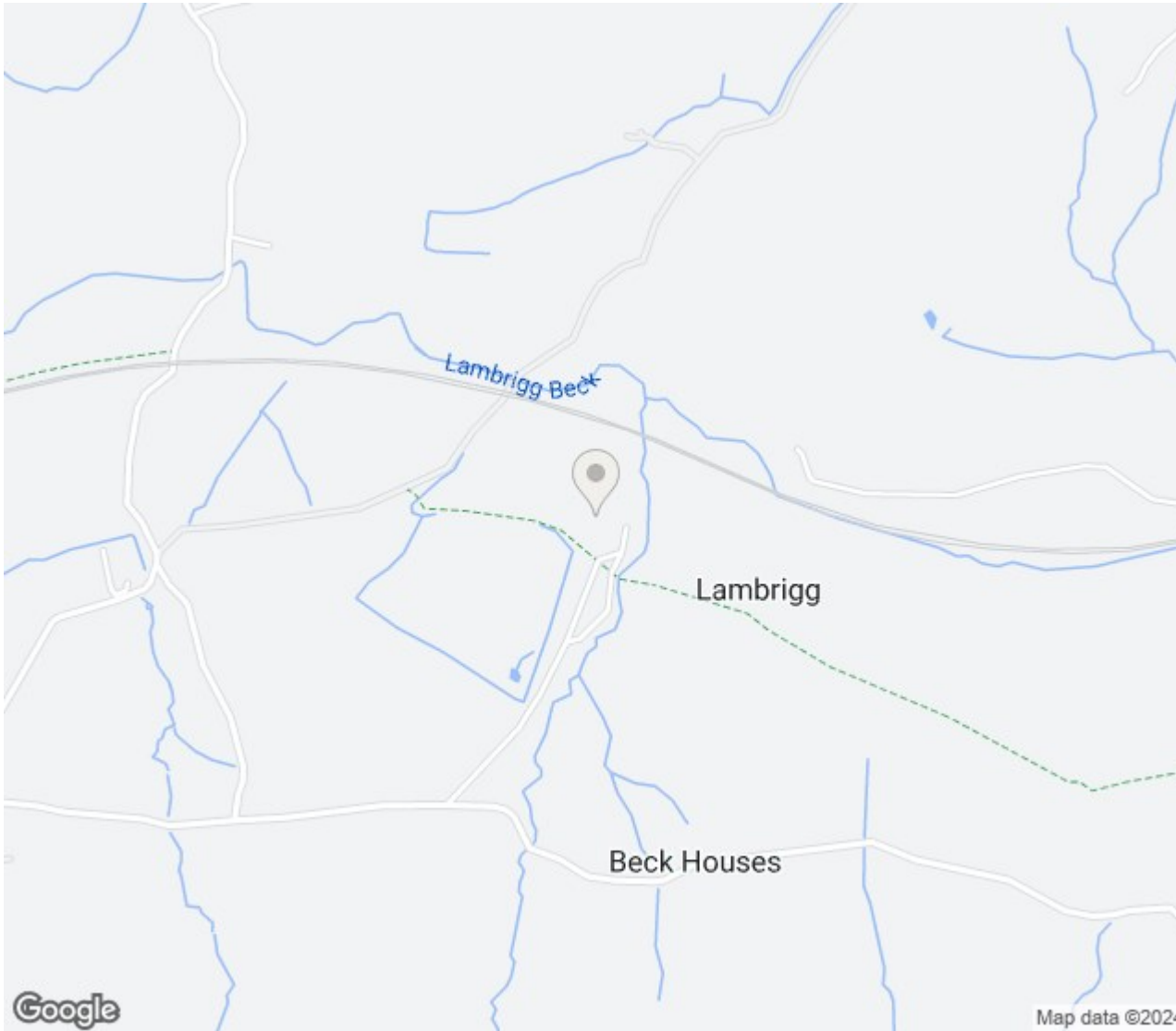
First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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.

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