



Lupton, Carnforth, LA6 1PF

Offers In The Region Of £775,000



- Stunning Five-Bed Character Home
- Amazing Kitchen with Large Island and Lantern Roof
- Large Reception Hall
- Generous Gardens and Outside Space
- Integral Garage
- Four of the Bedrooms are Ensuite
- Gorgeous Family Bathroom
- Rural Location, Positioned on a No-Through Road Lane
- Suitable for Larger Families
- Council Tax Band E

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From the moment you pull up outside this home, located on a quiet rural lane with no through road, you know you are in for something special. A stylish glass entry leads into a welcoming reception hall and you are drawn into an amazing kitchen which will be the envy of your friends, with quality units and a large central island set under a lantern roof and with large glazed sliding doors opening out to the garden. There is a dining area to the far end of the kitchen, and this one of three receptions including a living room and a home office. Finishing off the ground floor accommodation there is a cloakroom and a utility. Moving upstairs you will find five bedrooms, four of which are ensuite, and a beautiful luxurious family bathroom. There is also a laundry room. With just under 3,000 square feet of internal accommodation, this will suit the biggest of families.

Outside you will find large gardens, patios and seating areas, and plenty of parking spaces and an integral garage. The wall textures are a mix of white render and stone work, exposed The Located on a quiet lane in the village of Lupton, which is a small hamlet approximately 9 miles to the south of Kendal. Kirkby Lonsdale is 4 miles away and you will find all the conveniences you will need in either of these towns. There is a local pub, The Plough, and access to M6 is easily achieved at Junction 36. Beyond this the Lake District and Yorkshire Dales National Parks are just a short drive away and there is main railway connection at Oxenholme, just 10 minutes away by car.

A five bedroomed house with spacious interior, ideally suited for buyers looking for a large family home and one that provides a modern and contemporary interior, but mixed with a traditional and characterful building.

What3Words/// graver.strike.instincts

Enrance

A double glazed entry, keeping the elements out of the Reception Hall.

Reception Hall

The reception hall makes a grand statement on entering, and provides access to the living room, kitchen, ground floor WC and the stairs rising to the first floor.

Kitchen

The kitchen is a real show stopper, with a grand central island with stone worksurfaces set below a wonderful roof lantern. allowing natural light to flow into the room. The island houses two wine fridges, a dishwasher, and an induction hob and a built in downdraft extractor. There is a breakfast bar with space for five chairs and it runs alongside impressive large sliding doors which connect the space with the patio and garden.

The two tone frameless cabinets are high quality with integral appliances by Neff, including an oven, built in microwave, warming draw, inset sink and drainer, and a Quooker tap providing boiling, cold and sparkling water. There is also a tall side-by side fridge and freezer.

Dining Area

To be found at the far end of the kitchen and providing plenty of space for a large dining table and chairs. With a media wall and inset electric fire.

Utility

With a range of cabinets at base level and with a stone work surface over.

Living Room

Accessed from the reception hall, this large room has a solid fuel burner recessed in a hearth with a timber mantle over, bifold doors to the front elevation providing access to the garden and offers access to stairs leading to the first floor and to an office.

Office

The office has two side panels farming French doors that lead to the garden. The room could have alternative uses, such as a playroom or music room, or maybe even an occasional bedroom.

Ground Floor Cloakroom

With a WC and wall-hung hand-wash basin. Located just off the reception hall.

First Floor Landing

Access to the landing is via one of two sperate staircases rising from the reception hall or the living room.

Master Bedroom

A spacious master bedroom with a high ceiling and plenty of natural light from the two windows to the front elevation. There is panelling to the bedhead wall and access to an ensuite.

Ensuite

With tiling to all elevations, the ensuite comprises of a large walk-in shower cubicle, a wash-hand basin set on a wall hung vanity unit, and a WC with concealed cistern. There is also a chrome ladder style heated towel rail.

Bedroom Two

This room enjoys elevated views over the large rear garden with a Juliet balcony and double doors to the rear elevation, and with further light coming from a side window. Plenty of space for a double bed, wardrobes and chest of draws, and serviced by an ensuite bathroom.

Ensuite

Fully tiled elevations, walk-in shower cubicle, wash-hand basin set on a wall hung vanity unit, a WC with concealed cistern and a heated chrome towel rail.

Bedroom Three

Another ensuite double bedroom with a window to the front elevation.

Ensuite

With an electric shower and cubicle, a pedestal wash-hand basin, and a WC with concealed cistern.

Bedroom Four

The fourth ensuite bedroom is currently used as dressing room and is full of natural light from the windows to the rear and side elevations.

Ensuite

Fully tiled elevations and with a shower cubicle, pedestal wash-hand basin and a WC.

Bedroom Five

A double bedroom with a window to the front elevation.

Family Bathroom

A beautiful bathroom with large format marble tiles to the floor and half elevation, a modern oval free-standing bath, counter-top wash hand basin, and a wall hung WC with concealed cistern. Also with a tall anthracite flat panel radiator.

Laundry Room

With a range of cabinets and work-surface over and with undercounter space and plumbing for a washing machine and a tumble dryer.

Integral Garage

With a powered roller door for vehicular access and with power and light and an internal door into the house.

Gardens

Stepping out through the sliding doors from the kitchen you come to a stone and flagged staircase with retaining walls either side, and you rise to large and gently slopping lawn. To the side of the house is a raised patio with wooden deck providing a seating area, and to the front of the property is a lawn with a planted border running alongside the stone wall boundary with the lane. Outside the garage the there is parking behind double metal gates that lead out to the lane. There is also an additional large parking area for two vehicles next to the seating area.

Water Treatment PLant

The property has private drainage, in a treatment plant shred by four properties in total.

AML Disclosure

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Floorplan





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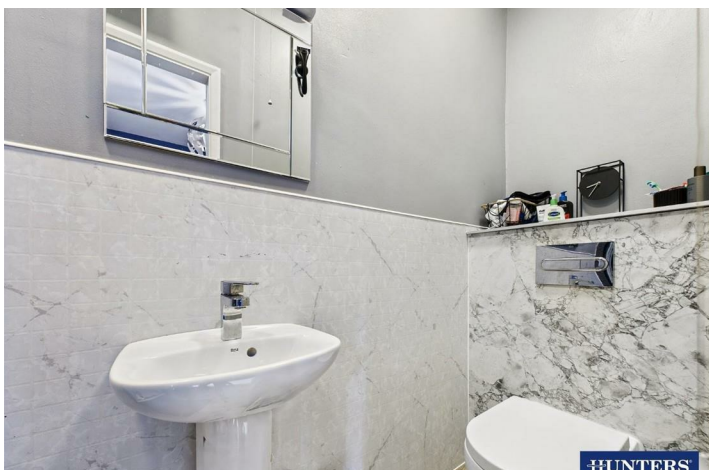
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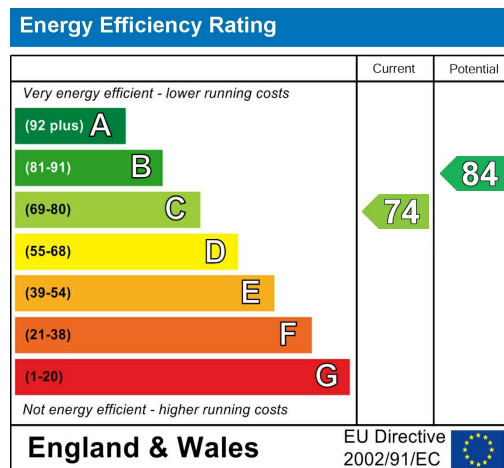
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Energy Efficiency Graph



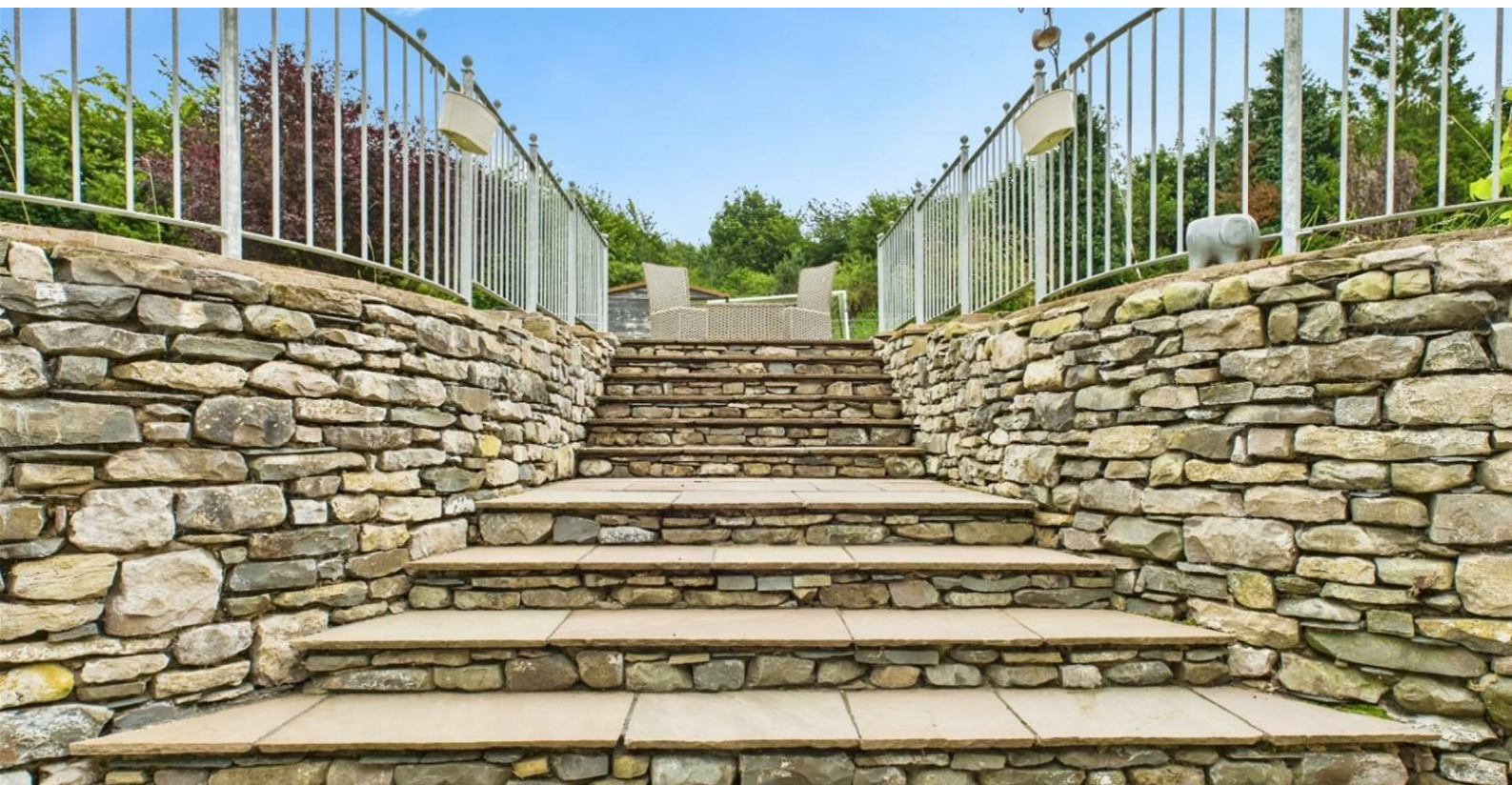
Viewing

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

Road Map



Hybrid Map





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.

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