

HACKNEY & LEIGH

Barrows Green

£400,000

5 Highfield Hall, Barrows Green, Kendal, LA8 0AA

Occupying a truly enviable position within the historic grounds of Highfield Hall, an impressive former country manor dating back to 1894, Apartment 5 offers a rare opportunity to acquire a home of considerable character in a wonderfully picturesque setting. The Hall was thoughtfully converted in 2003 into an exclusive collection of just seven individual apartments, each benefiting from its own private external entrance. Set amidst beautifully established communal grounds, the property enjoys an elevated position with breathtaking panoramic views across the surrounding rolling countryside and Lakeland fells. Despite its peaceful rural surroundings, the property is conveniently situated just a short drive from Kendal town centre, where a wealth of independent shops, cafés, restaurants and everyday amenities can be found. Combining the charm and heritage of its distinguished setting with spacious, well-appointed accommodation arranged over two floors, this is a particularly appealing home offering the best of countryside living with town amenities close at hand.

Quick Overview

- Immaculate duplex apartment
- Two double bedrooms with ensuites
- Well presented throughout
- Lovely communal gardens
- Beautiful countryside views
- Well developed historic country manor
- Convenient location
- Detached garage
- Ultrafast broadband available
- Allocated parking spaces

Property Reference: K7403

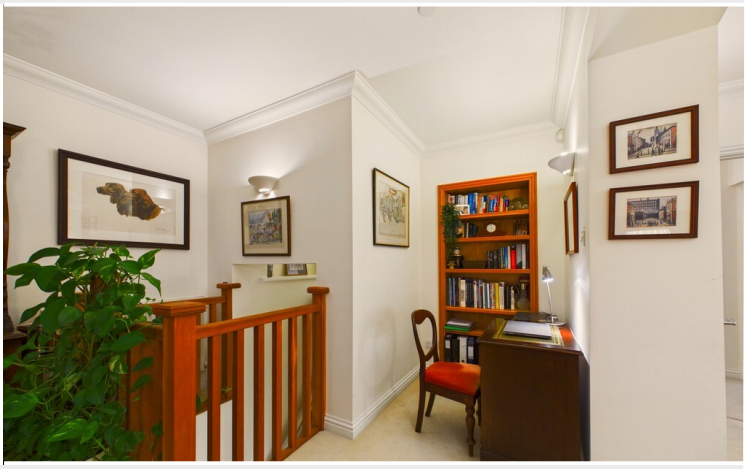
2	3	1	EPC C	*Ultrafast*	*Allocated parking*



Entrance Hall



Landing



Study Area



Dining Area

The property is approached via its own private entrance porch, opening into a welcoming hallway, where access is provided to two generously proportioned double bedrooms, a useful storage cupboard providing convenient space for coats and shoes and stairs rise to the first floor.

Bedroom One is a particularly spacious double room, complemented by fitted wardrobes and its own en-suite bathroom fitted with underfloor heating. Finished with tiled walls and flooring, the bathroom comprises a bath with overhead shower, vanity wash hand basin, WC and heated towel rail.

Bedroom Two is another generous double bedroom, also benefiting from fitted wardrobes and a private en-suite shower room with underfloor heating, comprising a shower cubicle, vanity wash hand basin, WC and heated towel rail, with complementary tiled walls and flooring.

Ascending to the first floor, a well-appointed cloakroom provides a WC and wash hand basin. The corridor also houses a useful storage cupboard and a separate boiler cupboard. Continuing along the corridor, the spacious dining kitchen is positioned at the end, fitted with a comprehensive range of wall and base units and incorporating an integrated fridge freezer, stacked AEG microwave, oven and grill, electric hob with extractor above and inset sink with drainer.

The living accommodation is particularly impressive, with a spacious open-plan sitting and dining room enjoying a wonderful front-facing aspect. The room is beautifully enhanced by a series of striking traditional windows, which draw in an abundance of natural light whilst perfectly framing the far-reaching countryside views beyond. The sitting area is centred around an attractive electric fire with decorative mantle and surround, creating a natural focal point and a wonderfully inviting setting to relax and unwind. Wall lighting adds to the atmosphere, whilst the generous proportions allow ample room for both comfortable everyday living and entertaining. To one side, a dedicated dining area sits beautifully infront of the windows, providing an ideal setting for more formal dining, where the outlook can be enjoyed throughout the seasons.

Externally, Highfield Hall is set within impressive communal grounds, offering a particularly attractive setting befitting its former country manor heritage. Apartment 5 also benefits from its own private, south-facing paved terrace, attractively complemented by mature planted shrubs, providing a lovely space to sit and enjoy the surroundings. The property further benefits from allocated parking spaces and its own detached garage, providing valuable additional storage and parking facilities.

Accommodation with approximate dimensions:
Ground Floor
Entrance Hall
Bedroom One:
12' 0" x 13' 9" (3.68m x 4.20m)
Ensuite to bedroom one
Bedroom Two:
15' 10" x 8' 11" (4.83m x 2.73m)
Ensuite to bedroom two
First Floor
Cloakroom

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Living Area



Kitchen



Bedroom One



Bedroom Two



Ensuite Shower Room



WC

Dining Kitchen:
9' 10" x 14' 7" (3.02m x 4.45m)
Open plan living / dining room:
25' 9" x 14' 0" (7.86m x 4.27m)

Garage:
9' 10" x 19' 11" (3.01m x 6.08m)

Property Information
Parking: Allocated parking spaces & Garage

Tenure: Leasehold - with a share of the freehold.

Lease term 999 years from 1 January 2003 with 975 years remaining. Service charge £170 per calendar month which includes the upkeep of the communal gardens and grounds, driveway, lighting and the treatment plant.

Services: Oil central heating, electricity and water, shared private drainage.

Council Tax: Westmorland and Furness Council Tax Band: E

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: ///yell.piston.flickers

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 you 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: 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



Ensuite Bathroom



Drone image



Garage block

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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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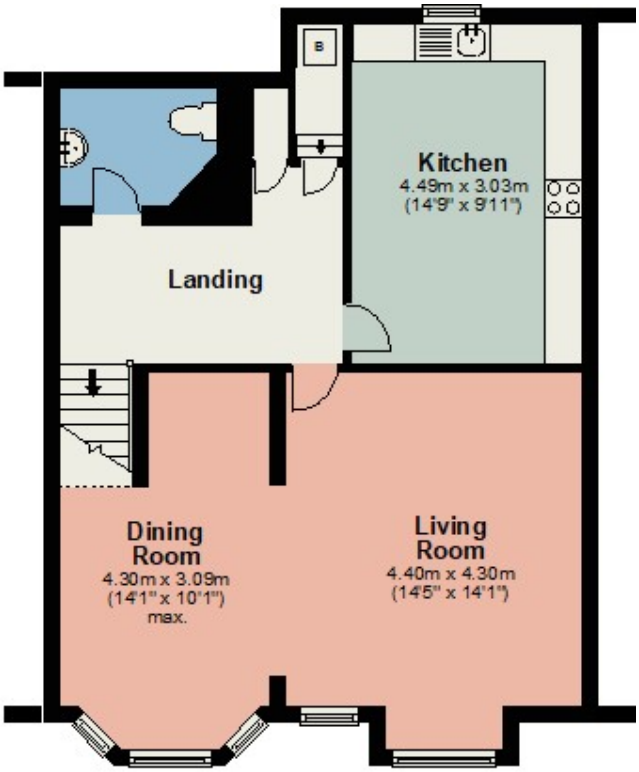
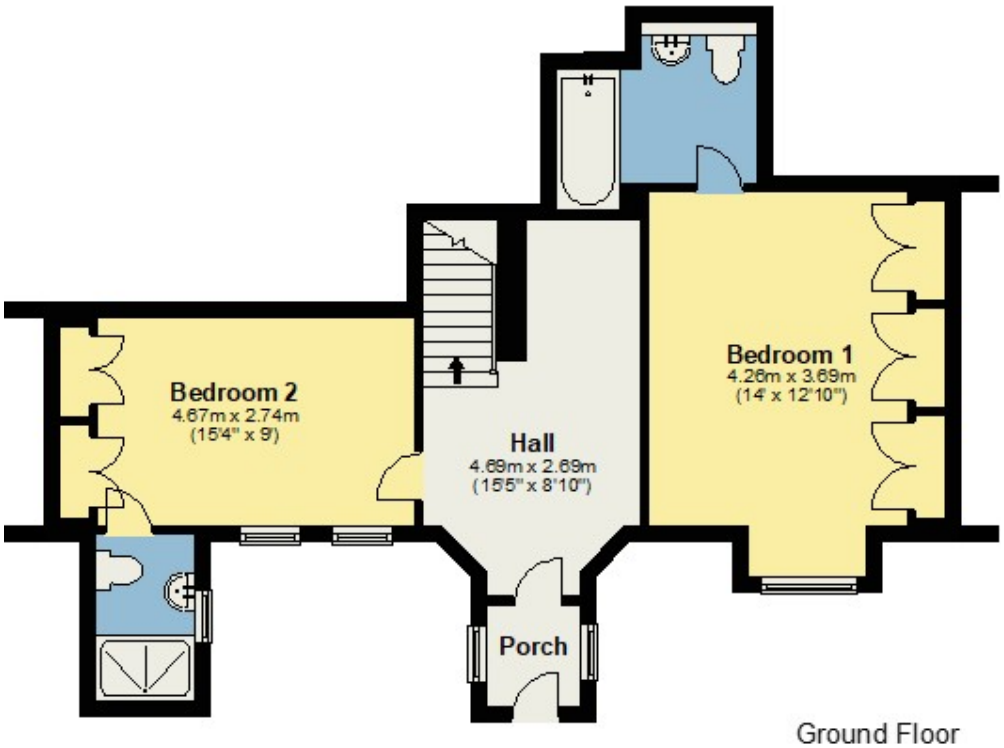


First Floor



Ground Floor

Total area: approx. 116.9 sq. metres (1258.7 sq. feet)

For illustrative purposes only. Not to scale.

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