



New Hutton

£350,000

2 Holme Park, New Hutton, Kendal, LA8 0AE

Occupying an enviable position within the prestigious Holme Park estate, No. 2 Holme Park is a beautifully appointed two-bedroom apartment set amongst approximately 11 acres of stunning communal parkland and mature woodland. Forming part of this historic country residence, the property enjoys a peaceful rural setting whilst remaining exceptionally well connected, lying just off the A684, around a 10-minute drive from Kendal town centre, within easy reach of Junction 36 of the M6 and only a short distance from both the Lake District National Park and the Yorkshire Dales National Park. Offering an exceptional balance of tranquillity, character and convenience, this impressive home is perfectly suited to those seeking a permanent countryside residence, an elegant retirement home or a luxurious lock-up-and-leave retreat. Surrounded by nature, with picturesque views and peaceful woodland walks on the doorstep, No. 2 Holme Park provides an enviable lifestyle without compromising on accessibility to local amenities.



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B4RN
Broadband



Allocated Parking
& Garage

Quick Overview

- Exclusive apartment in historic country estate
- Open plan living and dining space
- South facing sunroom
- Beautiful character throughout
- Two double bedrooms
- Versatile study/third bedroom
- Peaceful yet well-connected location
- Stunning parkland and woodland views
- Garage & allocate parking
- B4RN broadband available*

Property Reference: K7356



Entrance Hallway



Bathroom



Bedroom Two



Study / Bedroom Three

The bustling market town of Kendal offers an excellent range of independent shops, supermarkets, cafés, restaurants, leisure facilities, healthcare services and highly regarded schools, together with regular rail links from Oxenholme Lake District Station to London and Glasgow. Whether exploring the surrounding fells or enjoying the convenience of town life, this location offers the very best of both worlds. Rich in history and charm, this former private school has been sympathetically remodelled to create an exclusive collection of just six distinctive homes. Throughout the apartment, an abundance of features blends effortlessly with modern comforts, including cast iron freestanding radiators, decorative ceiling roses, picture rails and attractive feature fireplaces, creating a home full of warmth and character.

Approaching the property through the attractive communal courtyard, steps lead to the glazed canopy entrance before arriving at the apartment's front door. Stepping inside, a welcoming central hallway extends through the length of the property, complemented by stylish Amtico flooring. Immediately ahead is a generous double storage cupboard complete with hanging space and shelving, ideal for coats, footwear and everyday household storage.

Situated to the right is the well-presented family bathroom, fitted with a three-piece suite comprising a panelled bath, wash hand basin and WC, together with a heated towel rail, fully tiled walls and flooring, while a front-facing window fills the room with natural light. Positioned opposite is the second bedroom, a comfortable double room enjoying a rear aspect overlooking the grounds. The room benefits from excellent built-in storage by way of triple fitted wardrobes incorporating hanging space, shelving and drawers.

Continuing along the hallway, the versatile study offers excellent flexibility to suit a variety of lifestyles. Currently utilised as a home office, this attractive room features a beautiful stone fireplace housing a log-burning stove, together with built-in alcove shelving and a rear-facing window. With loft access also available, this room could equally serve as a third bedroom, hobby room or snug.

At the heart of the home lies the impressive open-plan living and dining room, a wonderfully bright and welcoming space designed for both relaxing and entertaining. Large rear-facing windows, together with bi-fold doors opening into the adjoining sunroom, flood the room with natural light while framing delightful views across the surrounding grounds. A striking tiled corner log-burning stove, uniquely sourced from Finland and professionally installed by a specialist from Copenhagen, provides an eye-catching focal point while offering exceptional heat retention.

Flowing seamlessly from the living area, the adjoining south-facing sunroom is a particular highlight of the apartment. Designed to be enjoyed throughout the seasons, this light-filled space provides panoramic views across the beautifully maintained parkland, mature woodland and the rolling countryside beyond. Fitted with both a ceiling fan and heater, it offers the perfect setting to relax with a morning coffee, unwind with a book or simply enjoy the ever-changing landscape regardless of the time of year.

Leading through from the dining area, the kitchen has been thoughtfully designed to maximise practicality whilst complementing the character of the home. Fitted with a range of cream wall and base units, the kitchen incorporates an integrated Neff oven, Neff four-ring electric hob and integrated Neff dishwasher, together with an AGA City cooker. There is designated space for a freestanding fridge freezer, while a large sink and drainer sits beneath the side-facing window, enjoying attractive views over the surrounding grounds. Tiled splashbacks complete this functional and well-equipped space.



Living Room



Sun Room



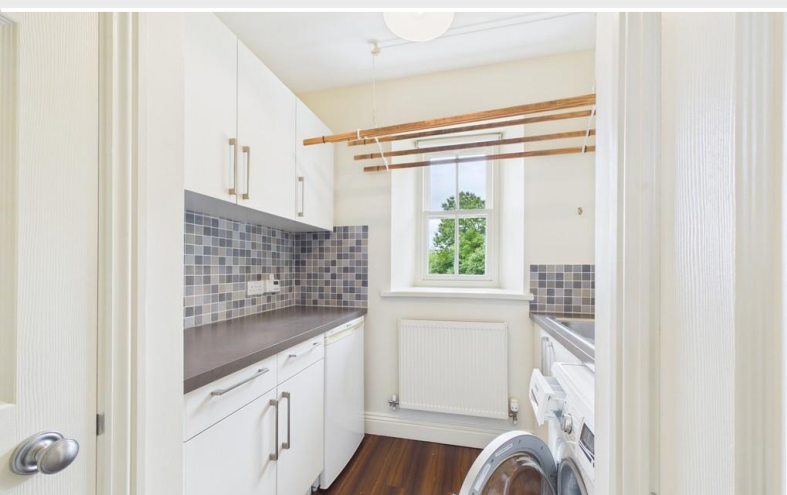
Dining Area



Kitchen



Kitchen



Utility

Returning to the hallway, two charming internal window seats overlook the attractive communal courtyard, creating peaceful spots to sit and enjoy a morning coffee or a good book.

Adjacent is the practical utility room, fitted with additional wall and base units, a sink and drainer, tiled splashbacks, space for both a washing machine and tumble dryer, together with two generous storage cupboards ideal for linen and household essentials. One cupboard also houses the property's Vaillant boiler, hot water cylinder and associated services.

The principal bedroom is a spacious and beautifully presented double room benefiting from dual aspect windows that create a wonderfully bright and airy atmosphere. A dedicated dressing area provides bespoke open wardrobes together with space for a dressing table or vanity, offering excellent storage and practicality. The en-suite shower room comprises a walk-in shower with handheld attachment, WC, wash hand basin, heated towel rail and the added luxury of underfloor heating.

The communal grounds are carefully maintained, including regular gardening throughout the summer months, ensuring the estate remains immaculate and enjoyable for residents all year round. A shared wood store provides residents with access to fallen timber collected from the grounds, ideal for supplying the property's wood-burning stoves.

Completing the property is an allocated garage fitted with an electric up-and-over door together with power and lighting, providing secure parking or additional storage. The garage also includes a pull-down ladder leading to a further elevated storage area, alongside a locked storeroom closeby. In addition, the property benefits from both a private storage area within the courtyard and a useful lockable cellar storage space located beneath the main building, providing excellent additional storage.

No. 2 Holme Park presents a rare opportunity to acquire a truly individual home within one of the area's most desirable and peaceful settings. Combining elegant period character, generous accommodation and exceptional surroundings, all within easy reach of Kendal and the Lake District, this outstanding apartment is certain to appeal to a wide range of purchasers. Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

Accommodation with approximate dimensions:

First Floor

Entrance Hall

Bathroom

Bedroom Two 11' 1" x 13' 1" (3.4m x 4m)

Study / Bedroom Three 11' 1" x 11' 5" (3.4m x 3.5m)

Open Plan Living & Dining 24' 8" x 21' 7" (7.52m x 6.6m)

Conservatory 14' 5" x 7' 10" (4.4m x 2.4m)

Kitchen 7' 4" x 8' 6" (2.25m x 2.6m)

Utility 7' 6" x 8' 10" (2.3m x 2.7m)

Bedroom One 12' 5" x 12' 1" (3.8m x 3.7m)

Bedroom One Dressing Room 8' 6" x 8' 0" (2.6m x 2.46m)

Bedroom One En-Suite

Garage: Electric up and over door, power and light.

Parking: Allocated parking & Garage.



Bedroom One



Dressing Room



Bedroom One En-Suite



Grounds



Garages

Property Information:

Tenure: Leasehold - Held on a balance of 999 years from 2009.
Service Charge - £3200 Per Annum.

Services: Private water supply, mains electric and LPG gas. Drainage is by way of sewage treatment plant.

Council Tax: Westmorland & Furness Council - Band F.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///voter.shipwreck.polices](https://www.what3words.com/voter.shipwreck.polices)

The property can be found by taking the Sedbergh Road out of Kendal and upon reaching Beehive Lane continue over into the Holme Park development following the private road past the Park Lodges. Dropping down the hill you will see the former Mansion House ahead, Number 2 can be accessed via the Courtyard for both 2 & 3.

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).

Meet the Team

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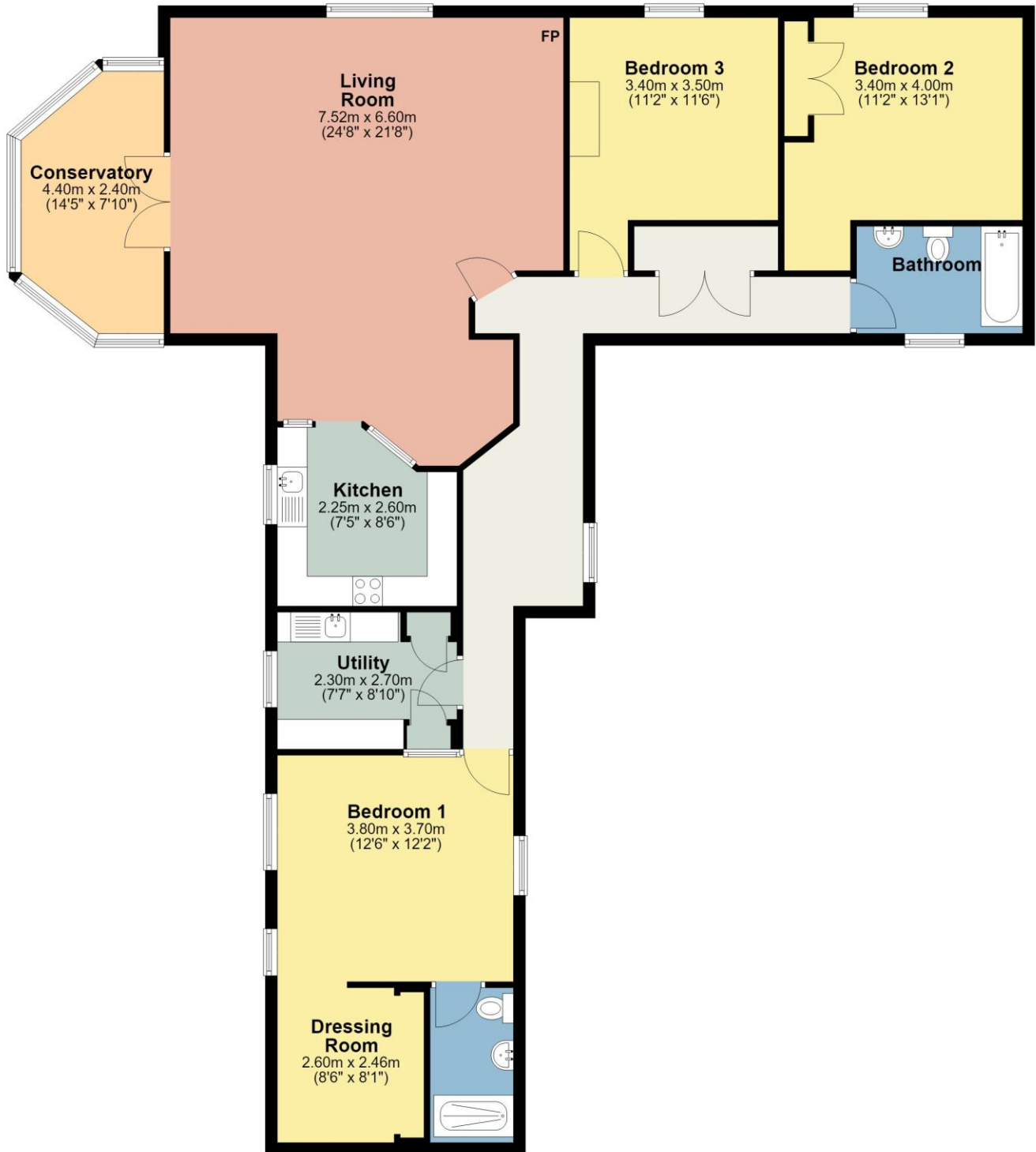


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Ground Floor

Approx. 142.4 sq. metres (1532.6 sq. feet)



Total area: approx. 142.4 sq. metres (1532.6 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.

2 Holme Park, New Hutton

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