

4 HIGHFIELD HALL

£295,000

Barrows Green, Near Kendal, LA8 0AA

Occupying an elevated position and enjoying stunning far reaching views towards Morecambe Bay Estuary, Scouts Scar, Farleton Knott and The Helm, a ground floor one bedroom apartment within a country house conversion.

Offering well-proportioned rooms with character, many are south facing, all of them have great views. Good quality fixtures and fittings add to the appeal and there is the benefit of a large, well maintained private garden with seating terrace, lawn, established planting, raised pond and charming summer house. As well as use of the shared grounds and visitor parking there are two private parking spaces and two single garages, one of which has been upgraded to a studio/hobbies room.

A choice setting and a wonderfully convenient location – excellent for Kendal and good for Kirkby Lonsdale, the M6 and the Lakes and Dales.





Welcome to **4 HIGHFIELD HALL**

£295,000

Barrows Green, Near Kendal, LA8 0AA

Here's our **TOP TEN** reasons to love 4 Highfield Hall:

- 1. The splendid panoramic views** - to the south across the garden towards Morecambe Bay and Farleton Knott, of The Helm to the east and westerly views towards Scouts Scar.
- 2. Country house conversion** - built in the early 1900s for a member of the Somervell family of Kendal and run as a Barnado's Home from 1948-2001, the property was converted in 2002 into seven individual residential properties. Many of the original features remain with mullion windows with seats, some with leaded toplights, a Gothic style arched and part pannelled doors.
- 3. Well-proportioned, light filled accommodation** - with a gross internal area c. 1088 sq ft (101.1 sq m), the rooms are light and bright with big windows and tall ceilings.
- 4. A ground floor apartment** - accessed via a flight of stone steps, make an entrance into a dual aspect **sun room** with picture window and French windows framing the views. An entrance vestibule leads into an inner hall with cloaks cupboard off. The **breakfast kitchen** is comprehensively fitted with base and wall units, granite worktops and integral appliances. The **sitting room** is an absolute delight with twin arches, fitted bookshelves and a lovely large window with seat. There is also plenty of space for a dining table. Off the sitting room is a two piece **cloakroom**.
- 5. At the end of the day** - there is a generous double bedroom with fitted furniture and window seat as well as a three piece en suite shower room.
- 6. Delightful south facing gardens** - with seating terrace, lawn, raised pond, informal garden area with planted beds and a wooden summerhouse with power. There is also a sloping lawn to the east as well as extensive communal gardens and woodland to enjoy without the upkeep.
- 7. Garaging and parking** - approached via an attractive tree lined drive, bursting with seasonal colour in the spring, there are two single garages (set in a block of three) with electric up and over doors, power and light, one of which has been upgraded to a studio/hobbies room with personnel door, along with two private parking spaces as well as visitor's parking. There is also a bin and wood store adjacent to the garages.
- 8. A rural village in South Lakeland surrounded by rolling hills**, Barrows Green has a pub, the Punch Bowl. Nearby is the village of Natland with a village green, primary school, and village hall. Also close by is Sedgwick, a small village where the Lancaster Canal aqueduct runs through and provides a level and scenic route for walking or running. The market town of Kendal to the north (3.4 miles to the town centre) along with the Georgian city of Lancaster to the south (19.6 miles) provide a more comprehensive range of educational, commercial and recreational facilities.
- 9. It's a great base for exploring** the Lakes and Dales, the Lune and Eden Valleys as well as the Forest of Bowland and Arnsdale and Silverdale National Landscapes. Fresh air and fun, whichever direction you take and whatever your pleasure.
- 10. Further afield** - access to the M6 is at J36 (4.6 miles) with the nearest station on the west coast main line is at Oxenholme (1.7 miles) with trains to London Euston is under three hours. If you fancy more distant shores then airports are at Leeds Bradford (60.7 miles), Manchester (79 miles) and Liverpool Airport (84.9 miles).



You'll need to know

- Mains electricity and metered water
- Private drainage to a shared septic tank
- Oil fired central heating with electric fire in the sitting room
- Double glazed windows set in uPVC frames
- No. 4 is banded E for Council Tax purposes with South Lakeland District Council
- Included in the sale: carpets, light fittings and integral white goods. .
- Building insurance is charged annually to each apartment (2026/27 £650.97 annually)
- No. 4 is being sold on the balance of a 999 year lease from 1 January 2003, subject to payment of an annual maintenance charge (the amount payable monthly for 2026/27 is £170) covering communal lighting, gardener, septic tank and general maintenance
- The freehold title to the property is vested in the Highfield Hall Management Company in which each owner holds one of seven issued shares
- The properties at Highfield Hall cannot be used as holiday lets or Airbnb
- Internal photos taken March 2023

To find the property - leave the M6 at J36 and head north west towards A590/A65 following signs for Kirkby Lonsdale. At the second roundabout, take the first exit onto the A65 heading towards Crooklands. Proceed on the A65 for 4 miles, passing through the villages of Crooklands and Endmoor. Turn left off the A65 immediately after the Punch Bowl. Continue for a further 0.3 miles until you reach the entrance for Highfield Hall on your right hand side. No 4 is in the main house accessed by a flight of stone steps.

/// *what3words reference: during.fruitcakes.caves*



Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445

sales@davis-bowring.co.uk

www.davis-bowring.co.uk

davis &
bowring

estate agents

4 Highfield Hall, Barrows Green, LA8 0AA

Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft

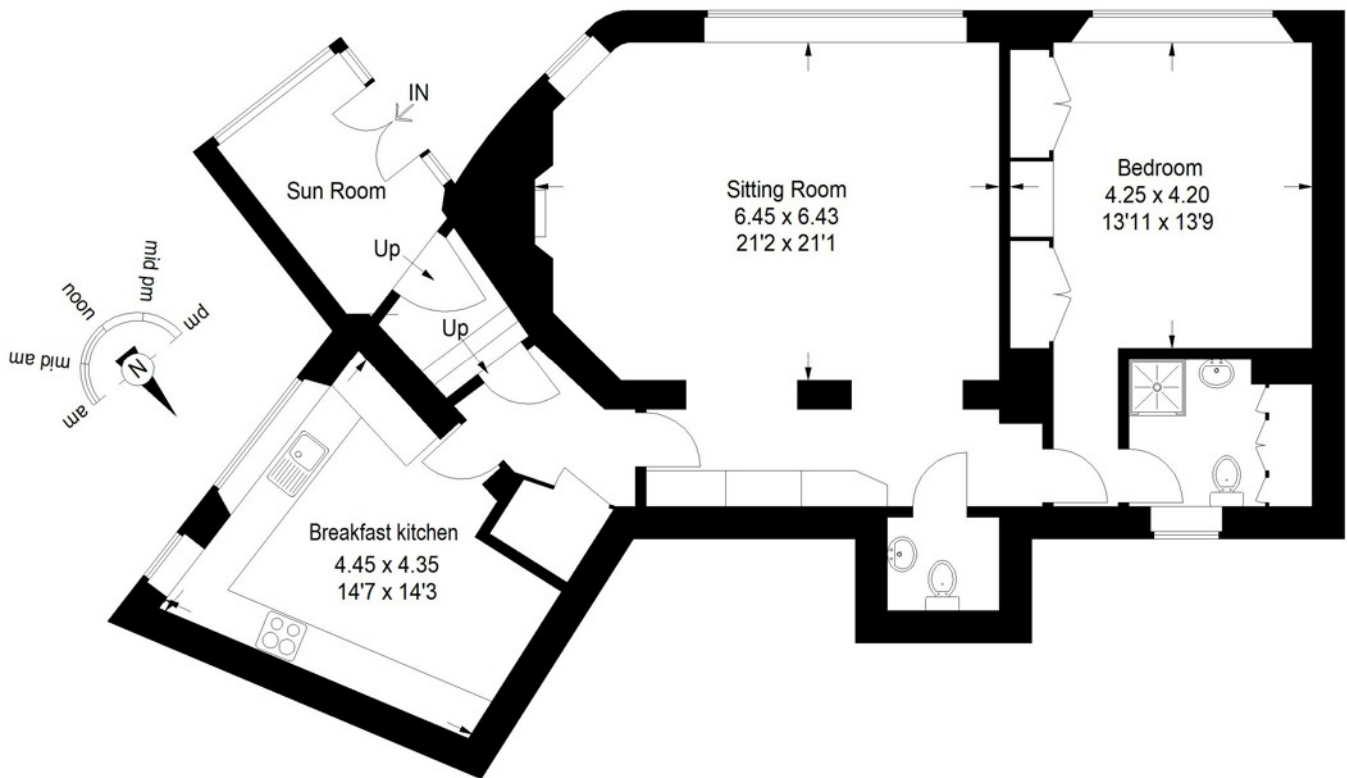
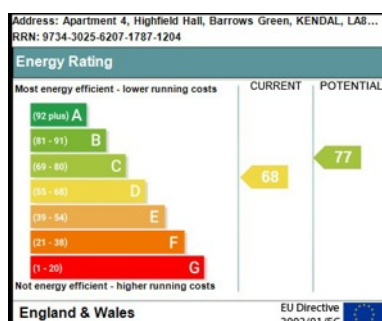


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2023 (ID943910)



Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.