



SPEIGHT HOUSE, MILLBRIDGE LANE, STANTON, KENDAL, CUMBRIA, LA8 0DU
£750,000

MILNE MOSER
SALES + LETTINGS

SPEIGHT HOUSE, MILLBRIDGE LANE STANTON, KENDAL, CUMBRIA, LA8 0DU



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DOUBLE GARAGE &
PARKING

OVERVIEW

Located to the end of a country lane in a small pretty hamlet, Speight House is a wonderful family home with space for multiple generations and perfect for buyers who enjoy the outdoor life. Owned by the same family for nearly 60 years, the accommodation has been extended and adapted over time from the original period house and is now a substantial spacious property ideal for modern living. The main house has a generous lounge, family dining kitchen and three double bedrooms. An annexe to the side extends the ground floor layout with a further two double bedrooms, a sitting room and sun room. There are generous landscaped gardens to the front and sides plus a double garage, workshop and outhouse. The property is available with no onward chain and viewing is a must. The location is perfect for access to the M6 motorway and Oxenholme Mainline Station - both within 10 minutes' drive as is Westmorland General Hospital and supermarkets. The adjoining five acre paddock is available by separate negotiation.

ACCOMMODATION

A stable door from the gated driveway leads into:

PORCH

Quarry tiled floor, meter cupboard and single glazed windows. A glazed door leads into the dining area.





FAMILY DINING/KITCHEN AREA

DINING AREA 9' 8" x 14' 11" (2.95m x 4.53m)

KITCHEN AREA 11' 7" x 12' 1" (3.54m x 3.69m)

A welcoming entrance into a family home with a double glazed window in the dining area overlooking fields at the rear, a built-in coat cupboard with hooks, two radiators and spotlighting and beams to the ceiling. The kitchen area has double glazed windows facing the front and side aspects and is fitted with mid oak style base and wall units, quartz style worktops, a butler sink and tiled splashbacks. There is a five burner gas range cooker with hood above, an integrated fridge freezer and a dishwasher. A central island provides further work space and storage and there is spotlighting and beams to the ceiling. There is a walk in pantry space with shelving, light and power and a frosted double glazed window. A separate laundry cupboard houses the boiler and there is plumbing for a washing machine, a light and shelf.

LOUNGE

24' 2" x 15' 2" (7.36m x 4.61m) max

A lovely sized room with space for a formal dining table and lounge suite if required. Double glazed windows face the front and rear and there is an internal window to the sun room. The slate fire surround with grate for an open fire provides a focal point and there is a wood mantel and shelving. Three ceiling lights, two radiators, three wall lights and B4RN router. A cupboard under the stairs has a window.

LANDING

Having access to the loft and a double glazed window to the rear with lovely outlook. Ceiling light and a radiator.



BEDROOM

12' 4" x 15' 3" (3.76m x 4.64m) max

Double glazed windows face the front and rear elevations both with pleasant outlook. Excellent range of fitted furniture with a corner wardrobe unit, bedside cabinets, drawers and further double and single wardrobes. Ceiling light and a radiator.

BEDROOM

11' 7" x 9' 2" (3.54m x 2.80m)

Double glazed window to the front aspect. Ceiling light and a radiator.

BEDROOM

10' 6" x 9' 5" (3.18m x 2.88m)

The third double bedroom also faces the front and has a radiator, ceiling light and double glazed window.

BATHROOM

7' 1" x 6' 2" (2.15m x 1.88m)

Fully tiled, the bathroom is fitted with a P-shaped shower bath with screen and shower above, a pedestal wash hand basin and WC. Chrome heated towel rail, spotlighting and a shaver point. Built-in cylinder cupboard and a double glazed window to the rear aspect.

SUN ROOM

17' 11" x 10' 0" (5.47m x 3.05m)

Forming the link between house and annexe, the sun room overlooks the drive and front garden and is double glazed to two sides. An exposed stone wall, two ceiling light, an external door and a radiator.

SIDE HALL

A double glazed window overlooks fields to the rear and there are two ceiling lights and a radiator.

SITTING ROOM

16' 10" x 16' 5" (5.13m x 5.01m)

A generous space with double glazed window overlooking the gardens. Wooden fire surround with cast inset, tiled hearth and a living flame gas fire (not working). Three wall lights, a ceiling light and a radiator.

SIDE PASSAGE

Deep shelved cupboard and a ceiling light.

SHOWER ROOM

12' 8" x 6' 2" (3.86m x 1.89m)

Fully tiled, the shower room has been semi divided creating a walk in wet area away from the WC and vanity basin. There is a chrome heated towel rail, downlights, a shaver point and the shower is remote operated. Built in cylinder cupboard, access to the loft space and two frosted double glazed windows.

BEDROOM

12' 6" x 12' 9" (3.80m x 3.90m)

A double glazed window overlooks the garden towards trees and there is a ceiling light and radiator.







BEDROOM

12' 6" x 9' 1" (3.80m x 2.77m) max

Also overlooking the garden, the fifth double bedroom could also be used as a home office and there is a built-in double wardrobe, overbed storage and a single wardrobe. Double glazed window, a ceiling light and radiator.

EXTERNAL

Positioned on a generous plot with good sized garden spaces to the sides and front, Speight House has ample space for children, pets and keen gardeners. The formal garden is mostly lawned with evergreen shrub and flowering borders and the summerhouse is to stay. External light and tap. Gated parking to the front. The adjoining 5 acre paddock is available by separate negotiation.

WORKSHOP/STORE & outhouse

WORKSHOP 18' 7" x 8' 3" (5.65m x 2.53m)

OUTHOUSE 7' 11" x 8' 9" (2.42m x 2.66m)

The workshop is a useful space, perfect for buyers with woodworking or upcycling hobbies. There is a workbench, power and light and a double glazed window. The adjoining outhouse provides space for bins and garden tools and has a light.

DOUBLE GARAGE

18' 11" x 17' 6" (5.77m x 5.33m)

Electric up and over door and power. PV Solar panels are fitted to the roof and there is a double glazed window and inspection pit.

DIRECTIONS

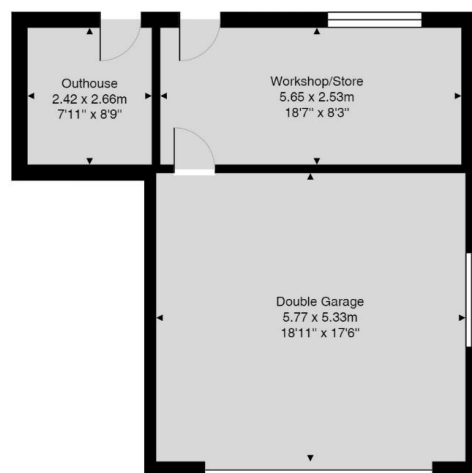
Leaving Kendal on A65, Burton Road, proceed out of town passing the turnings to Oxenholme and Natland. Continue through Barrows Green and out into countryside. Turn left onto Millbridge Lane by 'Eden Mill at Millers Beck'. Follow the lane up and then fork to the right. The property is at the end of the lane and well-marked.

what3words:///heats.ringers.readily

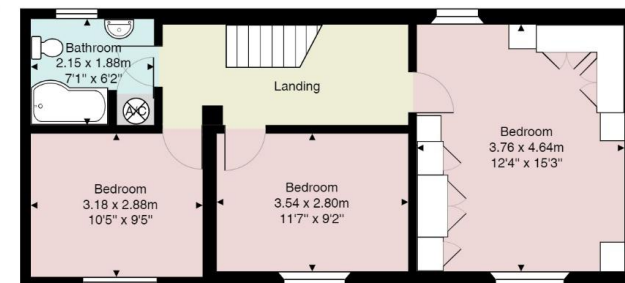




Ground Floor



Outhouses and Garage



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

GENERAL INFORMATION

Services: Mains Water, Gas and Electric. B4RN superfast broadband connected. Private drainage via septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold

Council Tax Band: G

To check Broadband and Mobile phone coverage, click on our Key Facts for

Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

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SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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