



GRAYRIGG HEAD, GRAYRIGG, KENDAL, CUMBRIA, LA8 9BY
£525,000

MILNE MOSER
SALES + LETTINGS

- Grade II Listed
- Generous Plot with Woodland
- Ample Off Road Parking
- Chain Free
- Potential to Create a Long Term Family Home
- Viewing Essential



OVERVIEW

Have you ever dreamt of bringing a property back to life, to create a home filled with period elegance combined with modern fittings, all to your own taste and design? Grayrigg Head is just that property. Having a unique layout, with a classic Georgian frontage and Victorian-era rear, the property is Grade II Listed and has an air of grandeur with many of the original features retained. Large sash windows flood the rooms with light with many having window seats and shutters, there are numerous fireplaces, thickset walls and ornate doors. The current versatile layout has a total of four bedrooms, three reception spaces and two bathrooms, there are two staircases with the curved central staircase being a fantastic feature. Generous plot extending to over an acre including cottage garden, orchard, open space and woodland - perfect for exploring and being surrounded by fields, nature is right on the doorstep. The property is approximately 1.5 miles from Grayrigg, a traditional village with a primary school, church and village hall and there is excellent access to the M6 at junction 38, Oxenholme train station (for the Westcoast Mainline) and Kendal. The property requires modernisation and updating throughout.

ACCOMMODATION

Approaching over the front garden from the country lane, a portico porch with sandstone pillars protects the entrance vestibule and period door into the hallway of the main house. An impressive space with a curved sweeping staircase (part of the Grade II Listing) leading to the first floor and attractive





period doors to two reception spaces. Further stairs lead into the extension at the rear. An alcove on the stairs indicates the position of a former window and could offer a potential route to link the front and rear staircases and allow further natural light into the hallway. Entering the sitting room to the right, the period elegance of the property becomes apparent with lovely proportions and dual aspect windows. There is a white fire surround with pink Shap granite inset and hearth and a wooden fender. The lounge across the hall has a feature period arch with ornate plaster work and a black limestone style fireplace with cast iron surround plates, stone hearth and wooden fender – another lovely room.

The first floor offers two double bedrooms and a bathroom leading off the landing – the curved staircase remains a feature of the space. Both bedrooms are doubles and dual aspect with views over countryside towards distant Howgill Fells. There are retained fireplaces in both bedrooms. The bathroom sits between the two bedrooms and has a cast bath and wide wooden floorboards have been exposed.

Moving into the rear of the house, there is a second staircase to the first floor and the two remaining bedrooms and bathroom plus steps down into the cellar. The dining room leads to the side. Having a traditional cast iron Arts and Crafts style fireplace with tiled inset, the room has a cosy feel and a traditional period door to the kitchen. Located at the rear of the house with access to the garden the kitchen has wooden units, a double sink unit plus boiler with dressed stone lintel above. There is excellent scope to reconfigure or combine the two rooms.

The three cellar spaces offer excellent storage, the original floor laid with large flags runs throughout and there is power and light, stone slab benches and plumbing for a washing machine.

The stairwell and L shaped landing at the rear of the house has three windows keeping it light and airy. There is a generous double bedroom with view towards the distant Howgills and there is a further single bedroom and bathroom with three piece suite.



Outside, the opportunities to create something special continue. The principal driveway is at the side plus a woodstore/carport. A second gated access is available from the road into the garden. The true size of the garden is at first screened from house, which is surrounded by a cottage garden and orchard. Delving deeper into the land, there is an ecosystem of flora and fauna to explore and enjoy amongst mature specimen trees, private open space in which to entertain and plenty of interconnected glades for playing hide and seek.

DIMENSIONS

Sitting Room 15' 6" x 16' 1" (4.72m x 4.91m)

Lounge 16' 4" x 16' 2" x (4.98m x 4.97m)

Dining Room 14' 1" x 15' 11" (4.28m x 4.86m)

Kitchen 14' 1" x 10' 5" (4.28m x 3.17m)

Cellar One 15' 7" x 16' 4" (4.75m x 4.98m)

Cellar Two (Coal Store) 16' 6" x 15' 4" (5.03m x 4.66m)

Store 8' 0" x 6' 2" (2.43m x 1.89m)

Bedroom One 15' 4" x 16' 2" (4.67m x 4.94m)

Bedroom Two 16' 2" x 15' 10" (4.93m x 4.84m)

Bathroom 8' 0" x 5' 8" (2.43m x 1.74m)

Bedroom Three 13' 9" x 10' 2" (4.19m x 3.10m)

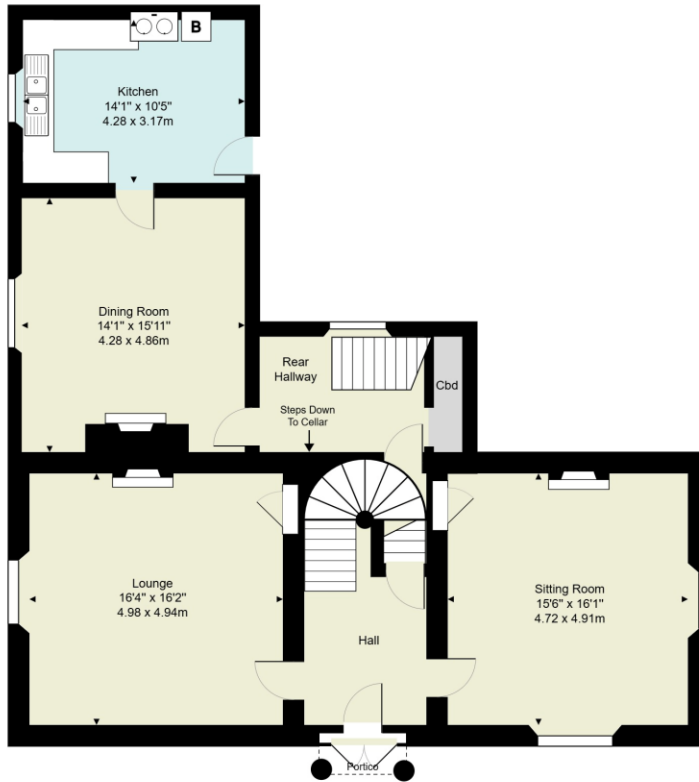
Bedroom Four 9' 2" x 8' 5" (2.80m x 2.55m)

Bathroom 9' 3" x 7' 0" (2.82m x 2.14m) max

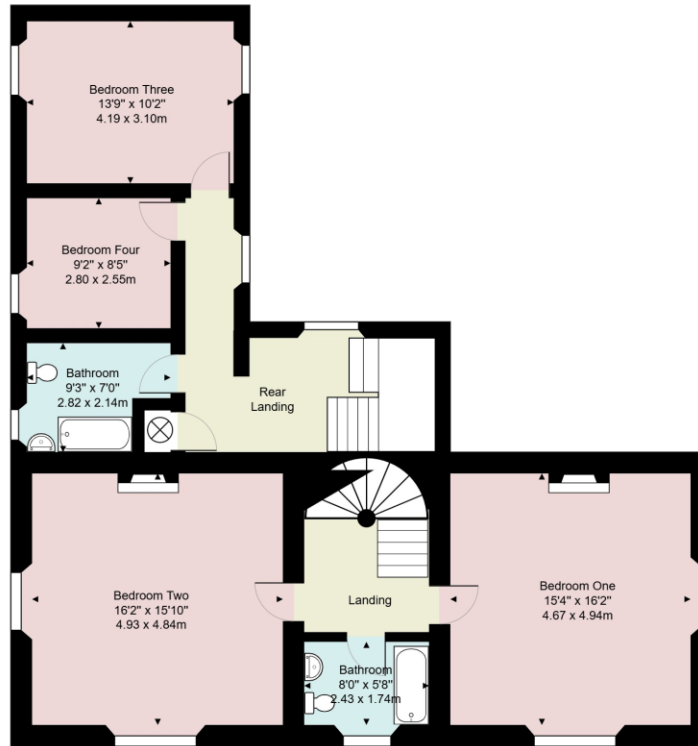




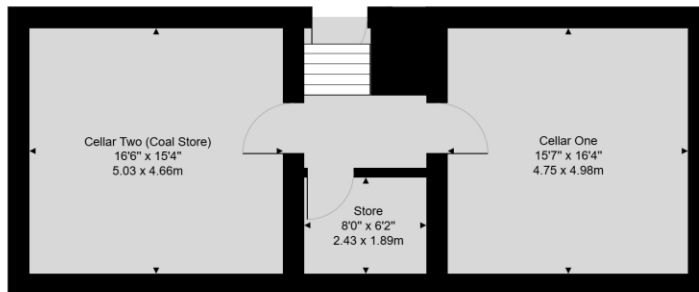




Ground Floor



1st Floor



Cellar

Approx. Total Area: 2418 ft² ... 224.7 m² (excluding store, cellar one, cellar two (coal store))

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

ESSENTIAL INFORMATION

Services: Mains Electric. Private Water Supply with Holding Tank and UV Filter. Oil Fired Central Heating. Electric Immersion Heater for Hot Water. Private Drainage. 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. Please note the property is Grade II Listed. Further details can be found on Historic England using ref 1312147. Protected features externally and the staircase internally.

Council Tax Band: F

EPC Grading: F

DIRECTIONS

Leaving Kendal on Appleby Road, A685, follow signs to Tebay and Grayrigg. Continue through Grayrigg village and out into the countryside. Take the next turning on the right hand side signposted Lambrigg 1 mile. Follow the country lane to the crossroads with a three way signpost. The property is on the right hand side.
what3words///below.beads.senders

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnmoser.co.uk

Email. lettings@milnmoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnmoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties 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. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.