



4 Brigg House Barn
Helsington | Kendal | Cumbria | LA8 8AG

FINE & COUNTRY

4 BRIGG HOUSE BARN



Welcome to 4 Brigg House Barn, Helsington, Kendal, LA8 8AG

Barn conversions come in all shapes and sizes, this new farmstead development of five individual barns punches way above its weight on several counts. The high standard of finish and quality appointments have been carefully curated to enhance the well-planned layout and spacious rooms. Outside the landscaped gardens, parking provision and the incredibly convenient and easy to reach rural location are huge bonus points for this excellent conversion.

Designed by Hesington Developments Limited, the project has been brought to life through a skillful collaboration between primary contractors Mace Construction (Kendal) Ltd and LB Joinery Ltd, both long established and well-regarded local companies. No.4 is meticulously finished and brings together clean lines and natural materials to create a contemporary, rustic interior wrapped in a traditional outward appearance.

The primary living space is open plan, a large room that generously offers room to cook, dine and relax. There's a second reception room, utility room and downstairs cloakroom. To the first floor, a principal bedroom has a walk-in wardrobe and ensuite shower room, there are three further double bedrooms and a super house bathroom – all beautifully appointed. Outside is an east facing seating area with the main garden being situated to the west where it captures the best of the day's sun. There is private parking for two cars, a third space in front of the single garage and additional visitor parking for five cars.

Situated within the Lake District National Park, the setting is leafy and green and there are some delightful far-reaching views. Whilst offering a peaceful slice of country life there is the added security and social benefits of having neighbours (there are four other properties within the farmstead) and the location has proved exceptionally accessible, both in terms of getting to and from the motorway, into Kendal for day-to-day needs, into the Lake District for fresh air and fun and for train links from Oxenholme railway station on the main West Coast line whether for business or pleasure.









Location

The rural parish of Helsington lies less than a mile off the main A590 to the southwest of the historic South Lakeland market town of Kendal, often referred to as the 'Gateway to the Lakes'. It's less than a four-mile drive into town so this is likely to be your hub for local facilities.

Picturesque Kendal is centered around the River Kent and is a well serviced town where educational needs are well met with a good choice of nursery, primary and secondary schools as well as a further education college. The town offers a range of personal services; a hospital, doctors, dentists and opticians' surgeries as well as hairdressers and barbers, beauty salons and for the pets in your life, a choice of veterinary surgeries. The high street is busy with a good selection of both national chains and independent retailers and for eating and drinking there is a comprehensive selection of places to choose from, everywhere from historic tea and coffee shops to contemporary bars, cafes and restaurants. In the heart of the town, Brewery Arts provides a venue for live music, theatre and cinema. There's also a full range of supermarkets for your grocery shopping, backed up by a thriving Saturday market.

From this location the countryside of the Lyth Valley is easily accessible and brings some lovely country pubs and a network of foot and bridlepaths into reach. A 12-mile drive will see you on the shores of Lake Windermere which then opens up Lakeland for further exploration.

Whether you need to travel for business or love to get out and about for day trips and weekends away, transport links are to hand from Helsington with convenient access onto the M6 at J36 and Oxenholme train station being only 4.5 miles away. The proximity of the motorway and station bring travel for both work and pleasure within easy reach.



Step inside

The first thing to say about this striking conversion is that the level of specification and attention to detail is above the everyday standard you may find elsewhere – careful consideration has been put into every design choice and it shines through.

Outward appearances are traditional, befitting of the rural National Park setting with bespoke external hardwood windows, picture window and garden door (all painted inside and out in Elephant's Breath by Farrow & Ball; indeed, Farrow & Ball has been used throughout) and a part glazed oak back door. Door and window handles are in pewter.

The interior is contemporary. Purpose made skirting boards and architraves are wider and deeper than normal and finished with plinth blocks, all are painted in Strong White which subtly complements the colour choice of Skimming Stone on the walls. Internal doors are oak veneer with brushed chrome handles which is picked up in the choice of sockets and switches. All of the ground floor has hardwearing Karndean 'neutral brushed oak' flooring laid in a herringbone pattern.

The sleek and stylish kitchen has been sourced from long established local firm Webbs of Kendal. The soft close cabinets are German made by Hacker and have either Cognac Vintage Oak grain effect or matt Cashmere handle-less doors and large drawers. Visually these are brought together with the choice of hardwearing Cliveden Quartz worktops in Alaska.

All appliances are by NEFF. There is a 5-zone touch control induction hob, a remote-controlled ceiling extractor hood, a Slide & Hide CircoTherm oven, a Compact 45cm CircoTherm Microwave combination oven, a warming drawer, as well as a fully integral dishwasher and fridge and freezer. The sectional bin is hidden away to keep the floor area clear and the Quooker tap will give you boiling water on tap, literally. They've thought of everything!

A sociable open plan room, there are some natural divisions, seating is around the wood burner (a strikingly modern Kratki 8KW stove which is positioned in the corner of the room on a natural slate hearth), the kitchen area is demarked by the large island unit with its breakfast bar seating and the formal dining area sits in between.

Open plan living is all well and good, but sometimes life runs more smoothly when there is a second separate reception room; at No.4 you'll find a separate room off the living kitchen which is either your TV room, play room, teenage den or office.

The 'back' door opens to the smart utility room making a great entrance for use in wet weather, taking off boots and disrobing outdoor coats, toweling off the dog or parking a pram. It's also where the post box is so to be convenient for the Post Office and delivery drivers. Furthermore, guests will probably use this door as it's nearest to the visitor parking.

The utility room has Hacker cabinets to match those in the kitchen, there's a second sink unit and plumbing for a washing machine. The plant room houses the hot water storage tank and there is space for a clothes maid as it's a super place to dry washing!

Completing the ground floor is a cloakroom with vanity unit and loo from Villeroy and Boch, Hans Grohe taps and a Geberit flush. The specification is repeated in the first-floor bathroom and ensuite with all fittings supplied by Signature Bathrooms in Kendal.

The ground floor has a practical and versatile layout. For those lucky enough to reside here parking and garaging is at the top of the garden with a gated path across the lawn and seating terrace to the glazed door set into the picture window in the living kitchen. This ensures that the garden and living space remain private as the alternative entrance will more than likely be used by visitors and deliveries.

Rising to the first floor is a treat as you climb the oak bespoke staircase which has a solid and substantial feel about it. The entire first floor also has underfloor heating and the landing and bedrooms are laid with 80/20 42oz Penthouse wool carpet in neutral almond. A light space, the landing has an east facing electrically operated Velux skylight. There are four double bedrooms, all of which are roomy and would accommodate a king-sized bed. The principal bedroom faces west and has a walk-in wardrobe, the ensuite shower room has a large cubicle with both rainfall and handheld showers, a vanity unit and loo. Sensor operated mirror, brown quartz coloured Zehnder heated towel rail and Villeroy and Boch tiling to floor and walls. There are three remaining bedrooms and a house bathroom which is fitted to the same high specification as the ensuite but has the added luxury feature of a Water's Baths of Ashbourne Natura River double ended bath positioned in front of the window with a relaxing view to the fells.

Ensuring you stay connected, there are wall mounted TV and data points in the main living kitchen, snug and 2 of the four bedrooms. For peace of mind, No.4 is sold with the benefit of an Architect's Professional Consultants Certificate (PCC) warranty which is valid for 6 years with effect from purchase.















Step outside

The front of the house and main garden faces west and so enjoys a sunny aspect from lunchtime onwards in the summer months making it perfect for an alfresco lunch, dinner or barbecue as well as a glass of something chilled at the end of the day.

The Indian sandstone flagged terrace spans the full width of the garden, it's fenced either side for privacy, has sensor lighting, outside power and a cold-water tap. A retaining stone wall and set of seven flag top steps lead up to the raised lawn which is dissected by a flagged path leading up to a wooden gate. The lawn has been hedged with laurel which is maturing nicely and will provide an effective screen once established.

The rear elevation faces east so the sun will come into the kitchen first thing to greet you as you rise; the flagged seating area has space for a table and chairs or bench making a sunny spot for breakfast and morning coffee with the weekend papers. There is exterior lighting and a second cold water tap on this elevation. The easterly elevation enjoys lovely views over the development to the fields and fells beyond.

In terms of parking provision, approaching the development from the A590, take the second entrance to find the private spaces. There's room for two to the west of the garden on a block paved area. The end unit of a row of four, the single garage has an electric roller shutter door, power and light. There is room to park a third car in an allocated space in front of the garage. Visitors should turn into the first entrance of the development where there are five spaces for their use. Accessible but unsightly bins are tucked away out of sight at the end of the garages.





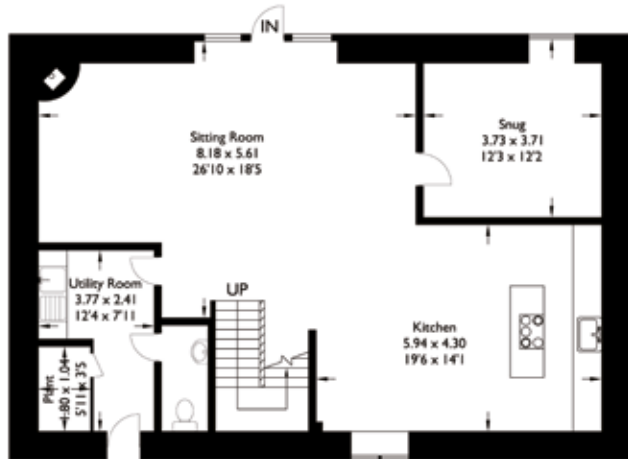


4 Brigg House Barn

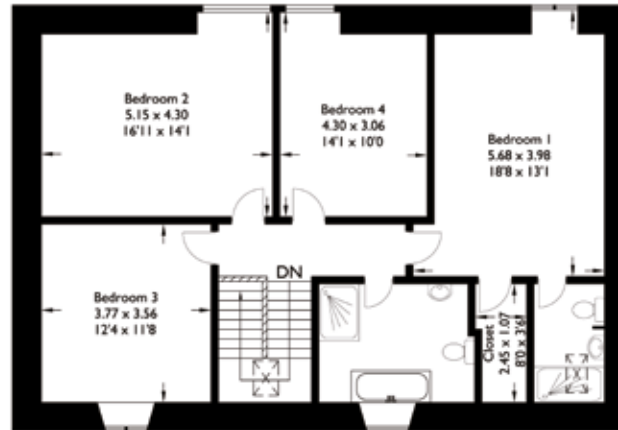
Approximate Gross Internal Area : 183.04 sq m / 1970.22 sq ft

Garage : 21.75 sq m / 234.11 sq ft

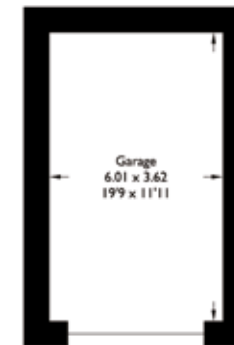
Total : 204.79 sq m / 2204.34 sq ft



Ground Floor



First Floor



Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
A	91-100		
B	81-90	88	
C	71-80		
D	61-70		
E	51-60		
F	41-50		
G	1-40		
Not energy efficient - higher running costs			



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FURTHER INFORMATION

On the road

Windermere	11.1 miles
M6 J36	5.5 miles
Oxenholme (railway station)	4.3 miles
Kendal	3.7 miles
Lancaster	20.4 miles
Manchester	73.1 miles
Manchester airport	80.3 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Broadband fibre to the property. Ultrafast potential speed of 1000 Mbps download and for uploading 220 Mbps.

Mobile

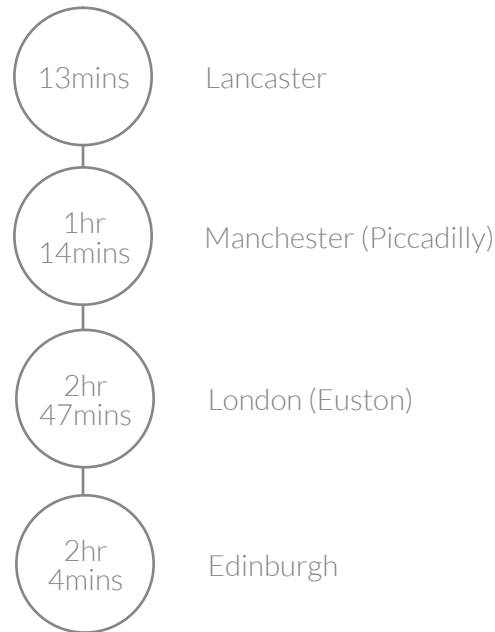
Indoor: EE, Three, O2 and Vodaphone for both Voice and Data

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.



Please note

To access their garden, No.5 has a right on foot across No.4's parking area.

Services

Mains electricity and water. Underfloor heating to both ground and first floors from an air source Mitsubishi Ecodan boiler. The heating may be operated by MELCloud a cloud-based solution which enables control either locally, remotely by PC, MAC, Tablet or Smartphone via the Internet.

Drainage to a private treatment plant located in the field to the east and shared between all five properties at Brigg House Barn. Security alarm.

Directions

what3words: ///ripe.shades.expect

Use Sat Nav **LA8 8AG** with reference to the directions below:

Approaching from the M6, leave at J36 and head towards Kendal on the A590/A591. After approximately 5 miles, turn left signposted for Brigsteer onto Whetsone Lane. Proceed up the lane for 0.3 miles, past Low House Farm and take the second turning on the left into the development. Drive to the far end where there is private parking for No.4.

Alternatively, if travelling from Kendal, head onto Brigsteer Road at the westerly side of town and continue for around 3.5 miles. Turn left onto Whetsone Lane and Brigg House Barn is on the right. Take the first turning into the farmstead and follow the drive to the end as above.

Local Authority

Westmorland and Furness Council

Things to do in the area

Local leisure activities

KendalWall, the Kendal Climbing Centre

Kendal Snowsports Club

Pool and gym facilities at Kendal Leisure Centre

Places to visit

Cinema – Brewery Arts (Kendal), The Royalty (Bowness on Windermere) and Zeffirellis and Fellinis (both in Ambleside)

Theatres – Brewery Arts (Kendal), The Old Laundry (Bowness on Windermere) and The Dukes and the Grand Theatre (both in Lancaster)

Sizergh Castle (National Trust) and Levens Hall, Leighton Hall, Holker Hall

Golf courses at Kendal, Burneside and slightly further afield in Windermere, Grange over Sands, Kirkby Lonsdale and Casterton.

Golf driving range in Kendal.

Royal Windermere Yacht Club and Windermere Motor Boat Racing Club (both in Bowness on Windermere)

Water sports and equipment hire at Fell Foot Park (Newby Bridge)

Places to eat

A food lover's paradise, we were spoilt for choice in providing recommendations, but if you are new to the area then these will get you started

Informal dining, cafes and pubs

The Moon, Brewery Arts, Baba Ganoush and The Bakery at No.4 (all in Kendal)

The Punch Bowl (Crosthwaite), The Black Labrador (Underbarrow) and Wheatsheaf Inn (Brigsteer)

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling (all in Windermere)

L'Enclume and Rogan and Co (Cartmel)

The Heft (High Newton)

Great walks nearby

Helsington is a great location if you enjoy exploring the surrounding countryside. To the east around Kendal there are very pleasant walks on The Helm and Benson Knott where they are super views to be had in return for a not too strenuous incline. To the west throughout the gently undulating Lyth Valley there is a network of footpaths with some lovely country pubs along the way for refreshments.

If the higher fells beckon then the location is also convenient for both the National Parks of the Lake District and Yorkshire Dales; here you'll find Wainwright's 214 Lakeland fells and Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent). If you prefer a coastal walk then Morecambe and Grange over Sands have lovely promenades and Arnside and Silverdale together form an AONB.

Schools

Primary

There is a choice of primary schools in Kendal

St Mark's C o E Primary School, Natland

Levens C o E School

Secondary

The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Private education at Windermere School and Sedbergh School (the preparatory school being at Casterton)

Further Education

Kendal College

Included in the sale

Fitted carpets, light fittings and integral kitchen appliances as listed.

Restrictions

Within the development to maintain the visual appeal for all residents, permanent parking is limited to private motor vehicles (no caravans, motor homes, boats or commercial vans. There is also a height restriction of 1.8m on any fences or hedges.

The property cannot be used as a holiday let.

Guide price £700,000

Council Tax to be assessed.

Tenure
Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1539 733500
sales@fineandcountry-lancaster.co.uk
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

