



The Wing
Ingmire Hall | Sedbergh | LA10 5HR

THE WING



Welcome to The Wing, Ingmire Hall, Sedbergh, LA10 5HR

Country house living has been brought right up to date in this elegant and beautifully appointed property. Living at Ingmire Hall affords a slice of life in an historical country house and tranquil country estate but with all of the trappings of contemporary life. The Hall itself is a Grade II Listed 16th-century country house dating mainly from the 16th-century and includes a pele tower. Built for the Upton family, altered and enlarged in the early 19th century by renowned architect George Webster of Kendal and then extended again in around 1900; a fire destroyed much of the hall in the 1920s only to see it restored, extended again and then partially remodeled in 1989. It now comprises thirteen unique and highly individual homes set in a private estate of around 13 acres, the beautifully landscaped grounds feature woodlands, extensive lawns, water features, a tennis court and fishpond.

Purchased by the present owners in 2022, The Wing has been painstakingly refitted to create a modern and vibrant family home that is sleek and contemporary with stylish decoration, high end interior fittings, all wrapped up in the charismatic appeal of this impressive and characterful period exterior.

The generous living accommodation is well proportioned and laid out over three floors offering a sociable ground floor living space of living kitchen and reception room, staircase hall, utility room and cloak room. On the first floor is the luxurious principal bedroom with a walk in wardrobe, glamorous bathroom and a completely fabulous and unique roof terrace with pergola enabling all year round outdoor living. On the second floor are two further double bedrooms both of which have ensembles along with a useful box/study/play room. Outside is private parking, a ground level seating terrace and a private lawn for the sole use of the property. Beyond this are the wider estate grounds.

This is an exceptionally special property, unique on all counts, one that would be a privilege to call 'home'.

We'd previously holidayed in the Lakes and were initially looking to buy there but were then introduced to Ingmire Hall as we had friends who had a property here and through them we got to know the Hall and grounds and fell in love with not only the estate but the area as a whole. We got to experience the peace and tranquility of the grounds and discovered the incredible accessibility of the location.

Work commitments are taking us away from Ingmire Hall but we have thoroughly enjoyed our time here as a family and will very much miss all that it has given us.









Location

Only four miles off the motorway and ensconced by the fells, Ingmire Hall is in a world of its own. Approaching from the M6, round the bend and the valley stretches out in front, it is indeed a sight for sore eyes as the glorious Howgill Fells rise to greet you. The setting and views are breathtaking.

Ingmire Hall is set a mile and a half to the west of Sedbergh which, as the nearest town, has a comprehensive range of local amenities centered on an attractive Main Street being home to an array of independent retailers, including a traditional grocer and butcher, ironmonger, florist, sweet shop and a Spar supermarket. As an official book town, there is also a selection of book shops to browse and a town library. Healthcare wise there is a medical centre, a dentist and a vet. Sedbergh has a weekly Wednesday market held in the car park on Joss Lane and monthly throughout the summer months, Main Street is the setting for an artisan market.

The renowned and independent Sedbergh School has extensive facilities which are available for local residents to use and enjoy, including the swimming pool, various sports facilities and concerts in the state-of-the-art music hall. This is an amazing local facility benefitting the rural community.



We were looking for a house that had good commuter access to the M6 and Oxenholme station as well as to local amenities. We feel like we are in another world here, but in reality remain very connected with road and rail links and everything in both Sedbergh and Kendal.

For our growing family we've found the setting to be safe, a ready-made community that has been very welcoming. It's as sociable as you want it to be as other residents are all very respectful of one another's privacy.

We love to walk, and from here right from the door, or just a short drive away, we've been able to explore the local fells.

Step inside

The epitome of elegance, with a carefully curated interior, The Wing is a visual treat where great attention to detail has been put into every element of design and specification to create a luxurious, bespoke interior for maximum convenience and comfort.

Top to bottom the house is decorated using a palette of Farrow and Ball paints, light design is thoughtfully considered and atmospheric, the fittings are stylish, sockets and switches have a brushed brass finish, the ground floor and main bedroom are laid with Amtico flooring, the kitchen has been installed by Lakeland Kitchens and features a full range of integral appliances, marble work tops, hand painted cabinets with brushed copper handles and a breakfast bar for informal dining.

Sitting happily alongside the modernity of the interior there are exposed oak lintels, the natural woodwork has been echoed in the selection of the staircase's oak and glass balustrade which runs top to bottom, the treads are laid with a sisal carpet. Bespoke internal joinery includes painted wall paneling, oak contemporary panel doors, the sitting room's media cabinet, cleverly concealed push-touch understairs cupboards providing coat and shoe storage, principle bedroom furniture (double desk, dressing table, twin bedside drawer units) and a beautiful oak panel sliding pocket door to the fully fitted walk in wardrobe. The two remaining bedrooms also have built in wardrobes and the two lofts have been boarded with ladder access for practical and accessible storage. The box room on the top floor has super fitted storage and provides a hobbies or play space for younger children.

Starting with the ground floor cloakroom, rising to the house bathroom on the first floor and the two ensuites (one a bathroom, the other a shower room) on the second floor, Billington Design Total Bathroom Solutions have created glamorous and top specification suites to add a touch of daily luxury to your life.

When we bought it The Wing was in need of updating, we've enjoyed the creative process and the extent of the work has enabled us to have peace of mind that comes with a very thorough job.

The ground floor living space has worked well for us. We designed it to be an all-in-one living area where we can all stay connected in the same space, but doing different things. The internal window is not only safety glass but also has extra sound proofing so the children can watch their programs in the kitchen and we can watch ours in the sitting room. We'd designed the desks in the main bedroom to enable us to work from home but have actually enjoyed working at the dining table as the views through to the garden are great and we remain on hand if the children need us.















Step outside

Whether you are looking for a private spot to grab a quiet moment or a family barbecue, the roof terrace is delightful, immensely private and the views are wonderful. The pergola is an impressive addition making this an all-weather outdoor space – the owners tell us that they've enjoyed it throughout the seasons, even when it's been snowing, with the heaters on, it's warm and cosy and magical watching the snow silently fall on the estate grounds. On a clear dark night, the roof panels can be opened to indulge in a spot of star gazing.

There's a seating terrace right outside the front door – perfect for a morning coffee with the papers or grabbing a spot of lunch in the sunshine. The lawn in front is private to The Wing and the lawn beyond that is shared with The Main Hall, the adjoining property.

A gravel area to the side provides dedicated parking for 1 car and there are further visitor spaces around the estate.



Our favourite place to sit is the roof terrace, the pergola has been such a great addition. It's an absolute sun trap up there, sheltered and south facing – the perfect place to barbecue and enjoy a glass of wine as the sun goes down. We can open the roof vents for maximum sunshine or close them if shade is needed. The wind proof blinds give us shelter on a breezy day, but we can still enjoy being outside.

If you needed extra space, there are some communal sheds available to rent on a monthly basis. It hasn't been an issue for us as we've the room at the side of the house for bike and garden cushion storage.

There are so many different places to enjoy within the grounds. In the warmer months we like to take a portable barbecue either up to Tennis House (the views are great, especially back towards the Hall) or down by the fishpond, we've set up hammocks in the Fairy Garden with the children, enjoyed drinks with neighbours by the Tennis House and joined in with fireworks.

We've enjoyed the stillness and calm of the setting. Whilst nearly all the properties are lived in full time we're not overlooked and it's a very peaceful place to live.





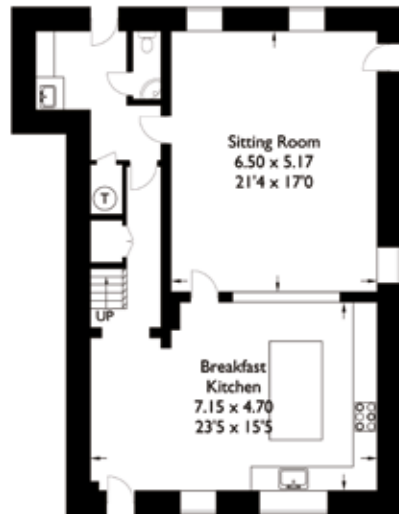


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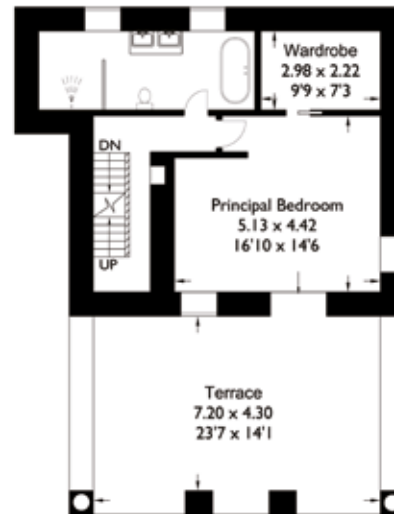
Approximate Gross Internal Area : 182.81 sq m / 1967.75sq ft
 Total : 182.81 sq m / 1967.75 sq ft



----- Restricted Head Height



Ground Floor

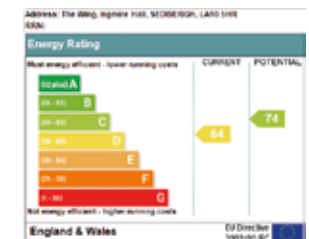


First Floor



Second Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



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

Sedbergh	1.5 miles
M6 J37	3.6 miles
Oxenholme (railway station)	8.7 miles
Kendal	10 miles
Kirkby Lonsdale	11.6 miles
Manchester	78.8 miles
Manchester airport	86 miles
Liverpool airport	91.5 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

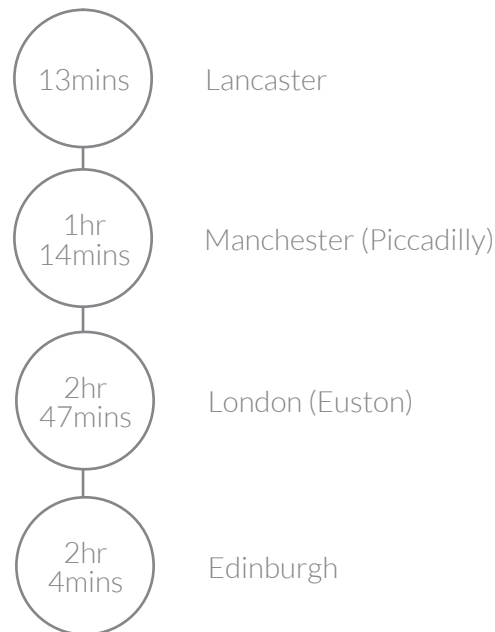
Full fibre gigabit broadband provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Mobile

Indoor: EE, O2 and Vodafone for both Voice and Data
Outdoor: EE, Three, O2 and Vodafone 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.



Services

Mains electricity, shared private water from the estate borehole, LPG from a communal and metered tank, shared private drainage to the estate treatment plant. Worcester central heating boiler in the utility room with a separate hot water storage tank.

Directions

what3words: ///mixing.reclaim.finely

Use Sat Nav **LA10 5HR** with reference to the directions below:

Leave Sedbergh and head towards the M6 (J37) on the A684. The entrance is signed on the left hand side. Alternatively, approaching from the motorway, the entrance is shortly after crossing the narrow bridge over the river.

Local Authority

Westmorland and Furness Council

Things to do in the area

Local leisure activities

Golf courses at Sedbergh, Kirkby Lonsdale, Casterton and Kendal
Farfield Mill, Sedbergh
Sports and recreational facilities available at Sedbergh School

Places to eat

The Black Bull Inn, Sedbergh
The Dalesman Country Inn, Sedbergh (they do a good Sunday lunch)
Sedbergh Golf Club – bar and restaurant (with a super view over the course)
The Haddock Paddock, Sedbergh (for great fish and chips)
The Sun Inn, Royal Hotel, No.9 and Botanica, all in Kirkby Lonsdale
The Churchmouse at Barbon (café, deli and village shop), Barbon

Great walks nearby

Here in The Yorkshire Dales there's a walk for all ages and abilities. For those seeking a gentle ramble there are miles of beautiful riverside walks, as four rivers converge in Sedbergh. The Howgill Fells will take you a little higher and deliver panoramic views in return for your effort, they connect Sedbergh to Frostron and the Middleton Fells as well as the historic dales village of Dent. If you'd like more of a challenge then worth getting in the car for are Yorkshire's Three Peaks; Ingleborough, Wharfedale and Pen-y-ghent.

Please note

A clause in the lease prohibits holiday letting but long-term residential tenancies are allowed.

Schools

Primary

Sedbergh Primary School
Sedbergh Preparatory School (Independent school),
Casterton

Secondary

Settlebeck School, Sedbergh (pupils aged 11-16)
Sedbergh School (Independent school)
Queen Elizabeth School and QESTudio, Kirkby Lonsdale

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College

Included in the sale

The pergola, fitted carpets, curtains and poles, blinds, light fittings and NEFF kitchen appliances - five plate induction hob, fan, dishwasher, double oven including combination microwave, larger fridge, tall freezer and temperature-controlled wine store. The Quooker tap (providing hot, water) is also included. Additionally, the Samsung condenser drier and Beko washing machine, the televisions in the living kitchen and sitting room, the upholstered king size bed with integral television are available by way of further negotiation as are many other items of furniture including the roof terrace furniture and Webber BBQ for example. Please ask about any items that interest you

Guide price £665,000

Council Tax band B

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.

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