



## Garnett Bridge Road

Burneside, Kendal, LA8 9AU

Guide Price £600,000



- Renovated 17th Century Farmhouse
- Three Receptions
- Conservatory
- Private Gardens to Three Side
- Parking for Four Vehicles
- Five Bedrooms, Master Ensuite
- Lovely Handmade Farmhouse Kitchen
- Just 100 metres from the National Park
- Solar Panels, Battery Storage & B4RN Direct Broadband
- Council Tax Band G

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A wonderful, five bed 17th century farmhouse located at Garnett Bridge, just one hundred metres from the Lake District National Park and 3.5 miles from Kendal. The accommodation comprises of five-double bedrooms with the master being ensuite, three reception rooms, a conservatory, beautiful handmade farmhouse kitchen with dining room, a family bathroom and a ground floor cloakroom. The property is surrounded by gardens to three sides and enjoys open views over countryside and Lakeland fells.

Formally the principle residence of the Hill Farm estate, you will find an abundance of original features internally such as the old oak plank flooring throughout the first floor, an original oak staircase, and many of the original 17 century internal doors. An historic 'plank and muntin screen' that sits between the living room and the snug has been resorted, and other period features include an oak spice cupboard with an engraved door commemorating the marriage of one of the early occupants, Thomas Braithwaite, to his wife in 1694.

Coming back to the current day, the present owners have added solar panels, 16 in total, with a 5kw battery, installed a new oil fired central heating system in 2020, and upgraded the double glazing. These modern features sit alongside period pieces such as cast iron fireplaces, old kitchen ranges, and original slate floors.

Outside, the garden is well stocked with specimen plants, shrubs, and fruit trees. Tall Scots Pines act as graceful windbreaks, and daffodils, bluebells and wild garlic bloom every year. Being so close to the National Park, there are public footpaths and cycling routes on your doorstep and wild swimming possibilities at the nearby River Sprint and the tarn on Potter Fell.

For families, Selside Primary School is a short drive or cycle away, and whilst located in a secluded part of the world, you have the security of having a couple of neighbouring properties nearby.

An idyllic family home not to be missed.

## Entrance Hall

You enter the house through a timber door under the cover of a stone built porch and step into the entrance hall, where immediately you get a sense of the history of the property, with the main feature of the room being an old cast iron range which sits to the kitchen side elevation. Natural light is provided by a large window to the side elevation, and the floor is slate tiled. From here you can access the living room and the kitchen & dining room.

## Living Room

A large living room with white painted walls contrasting with the restored oak plank and muntin screen that separates the room from the snug and the inner hall. Features an open fire set in a black iron mantel and surround, exposed ceiling timbers, and a long window seat tucked into one of the side garden facing windows. A note to the history of the house is provided by the oak spice cupboard built into the wall near the fire with an engraving dated 1694. From the living room you can access the snug and the inner hall.

## Snug

A peaceful room, separated from the living room by a beautiful oak panel screen, and having a cast iron fireplace and plenty of natural light from the two side garden facing windows.

## Kitchen & Dining Room

An impressive and spacious room, with two clearly divided spaces, one for the traditional farmhouse kitchen and the other for formal dining and use as a day room. In the kitchen you will find two handmade base cabinets to the far elevation, with drawers, cupboards and brass cup handles and with planed timber surfaces over. In one of the units sits a Belfast ceramic sink with a flexible mono tap over. Other cabinets include a Welsh dresser and a peninsular base unit with butcher's block work surfaces and a breakfast bar for more casual dining. An electric range is included in the sale, with an overhead extractor, and there is under counter space and plumbing for a dishwasher. The floor is tiled and there is access to the conservatory via a side door.

In the opposing end of the room is the dining area, flooded with light from three windows to two elevations. There is enough space for the largest of family dining tables and chairs, and a marbled stone mantel with a decorative inlay tile surrounds a cast iron open fire.

## Pantry

Accessed from behind the kitchen peninsular and having a further kitchen cabinet and countertop and recessed shelving.

## Conservatory

A timber framed building that offers views to three sides over the garden. There is a radiator for colder days and the floor has large slate flags. A side door leads outside.

## Inner Hall

Moving back through the house, the inner hall is accessed off the living room and it provides access to a cloakroom, store room, and to the stairs rising to the first floor. There is a cupboard in the understairs area.

## Cloakroom

Finished with a decorative blue tiles to the elevations and a contrasting grey tiles to the floor, and with a low level WC and a counter top wash basin with a black mono tap.

## Store

A room for storing away bikes, prams, and other outdoor gear, with an external door leading to the side garden. There is space and plumbing for a washing machine and utility for the solar panels is found in here.

## Fist Floor Landing

The original oak staircase turns as you ascend to the first floor landing. Skylight windows provide natural light and from here you can access all five bedrooms and family bathroom.

## Master Bedroom

A large bedroom with windows to two elevations, and a real place of sanctuary away from the busy family household. A free standing roll-top bath sits on a plinth in this sunlit room, and there is plenty of space for a full range of bedroom furniture.

## Ensuite

Through an unassuming oak door lies a beautiful ensuite with a large shower cubicle with stylish tiles to the splash areas and a black framed screen. Two counter top wash basins with mono taps sit on top of an elegant timber cabinet and there is a low level WC and tiled floor.

## Bedroom Two

A double bedroom with two windows to the side garden elevation, a feature cast iron fireplace and an original oak wardrobe.

## Bedroom Three

Another double bedroom, with a window to the gardenside elevation.

## Bedroom Four

Double bedroom with a window to the gardenside elevation.

## Bedroom Five

A bedroom with a bespoke built in bed and skylight window.

## Family Bathroom

Comprising of four-pieces including a shower cubicle with decorative tiles to the splash areas, a free-standing bath, a floor standing vanity unit with a wash basin, and a low level WC. A heated chrome towel rail and floor tiles complete the look.

## Storage Space

Leading off the landing is a useful store room with a sky-light window, and large enough to be used as an auxiliary room, such as a dressing room or office.

## Gardens

The gardens surround the house to three sides and provide long views over open countryside and up to the fells. Outside the front door you find a gravel area, with raised planters, a timber framed shed and a greenhouse. Moving round the the house, you come to a large lawn area which is planted with mature shrubs and tall trees, and you can access the house via the conservatory from here. To the far corner of the lawn you come to a wooded area with a tree house and swings for the children, and then onto an orchard with fruit trees and a further lawn behind a drystone wall divide.

## Parking

There are two gravel parking bays with space for four vehicles immediately outside the house.

## Agents Note

The property is served by a private water supply with UV filters. Sewerage is via a septic tank which meets the general binding rules.

## Directions

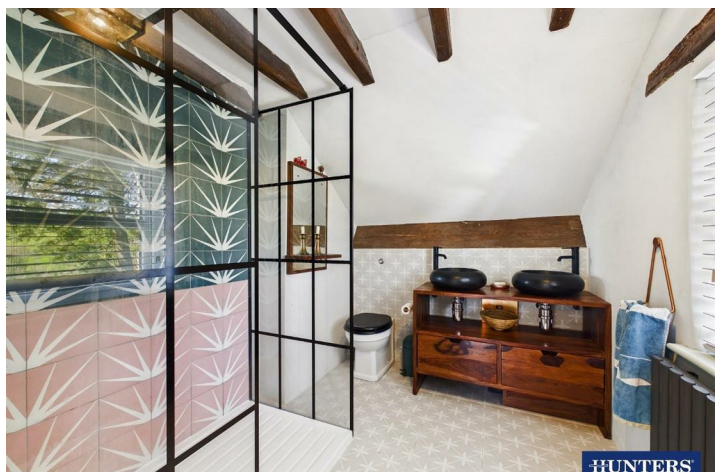
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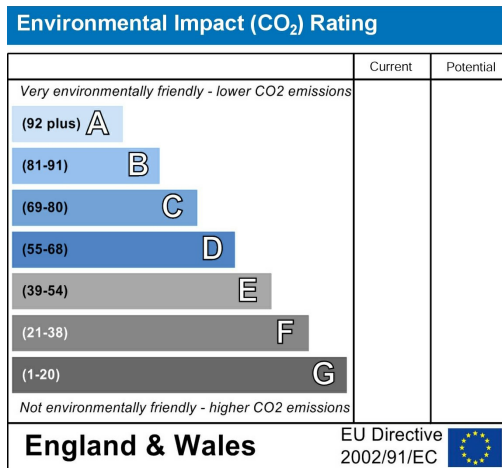
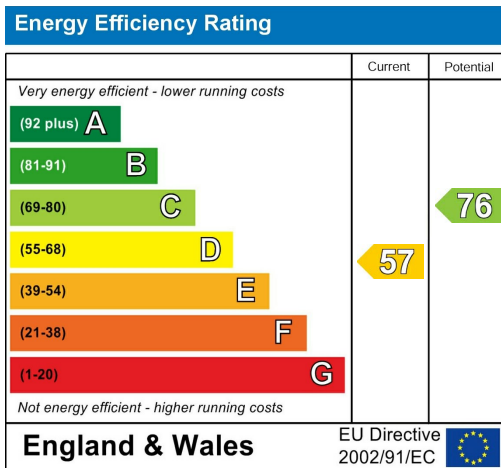
# Floorplan







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

86 Highgate, Kendal, LA9 4HE  
Tel: 01539 816399 Email: [kendal@hunters.com](mailto:kendal@hunters.com)  
<https://www.hunters.com>

