

HUNTERS[®]

HERE TO GET *you* THERE



High Park House

Oxenholme, Kendal, LA9 7RE

£250,000



- Three bed ground floor apartment
- Master Bed Ensuite
- Large Lounge with space for Dining
- Garage and Parking
- Five Acres of Communal Grounds

- Large, tiered garden and patio
- Family Bathroom
- Beautiful Private Setting
- Gas Central Heating and Double Glazed
- Council Tax Band D

Tel: 01539 816399

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**** CALL HUNTERS TO BOOK A VIEWING **** High Park House is an exclusive residential development set in 5 acres of woodland and communal gardens. The apartment is one of six that sit alongside three manor houses set in a private location on the outskirts of Oxenholme village and close to the amenities of Kendal town centre. This ground floor flat is large with three bedrooms, one of which is ensuite, lounge, fitted kitchen, and family bathroom.

There is an abundance of storage with all the rooms having fitted wardrobes and the flat enjoys gas central heating and double glazing. There is a large private garden with an expansive patio and timber framed summer house, and then the garden tiers up towards the woodland with steps and walk ways winding through borders planted with mature flowering shrubs, plants and trees.

There is plenty of unallocated parking for residents and visitors and the flat comes with it's own garage. Enjoy woodland walks in the private grounds and long views over Kendal and beyond.

Directions

Sat Nav & postcode is not reliable for finding High Park House, best to use:
what3words app users enter: issued . hats . ridge

Alternatively, drive to Oxenholme Rail Station and on turning into the main carpark, look immediately to the right and you will see two stone gate posts and a sign marked as private road to High Park. Drive through the gates and follow the tarmacked road for approximately 1/4 of a mile and you will arrive at the Courtyard to High Park House.

Communal Entrance

Accessed through glazed, timber framed doors and into a stairwell. There is a door to the rear of the entrance that leads to the rear garden, and you will also find the post box for the flat.

Entrance Hall

You step into a welcoming hallway, that provides access to all the accommodation and also has useful storage cupboards.

Lounge

31'2" x 11'1" (9.52m x 3.38m)

A spacious lounge with windows to opposing elevations, a feature living flame gas fire with surround, and plenty of space for a three-piece suite and dining table. Provides access to the kitchen.

Kitchen

8'0" x 7'8" (2.45m x 2.35m)

Fitted with a range of units at wall and base level and with contrasting worksurfaces over. Integral appliances include an electric oven, 4-ring gas hob and extractor over, a fridge, dishwasher, a washing machine and ceramic inset bowl and drainer.

Master Bedroom

10'9" max x 8'3" to robes (3.30m max x 2.54m to robes)

Plenty of fitted wardrobe space in here with hanging units, shelves, top boxes and bedside cabinets. There is a delightful seating area, and an ensuite.

Ensuite

4'9" x 4'1" (1.45m x 1.27m)

With a shower cubicle, wash-hand basin set in a vanity unit, and a low level WC.

Bedroom Two

13'7" x 9'4" (4.16m x 2.87m)

Another double bedroom with plenty of wardrobe space for hanging and storing away clothes.

Bedroom Three

7'8" x 6'7" (2.35m x 2.02m)

A single bedroom with a fitted bed with draws under, a wardrobe and top boxes.

Family Bathroom

8'8" x 6'5" (2.66m x 1.97m)

The bathroom has a cavernous amount of storage

with fitted cabinets at base and wall level. There is a separate shower cubicle, a panel bath, a wash-hand basin set in a vanity unit and a low level WC.

Gardens

The gardens are a real star attraction for the apartment, with a large patio area to the side for sitting out in an evening and enjoying the sunshine. Attractively paved and with a timber summerhouse, this is an ideal place for pots and containers. The garden then tiers upwards towards the woodland behind, with steps and paths rising to the separate tiers. Each tier is retained by attractive stone walls and the borders are full of mature flowering shrubs and trees.

Garage

The property comes with the benefit of a garage sat in a block of two out in the Courtyard. Here you will also find space for parking on an unallocated basis.

Estate

The apartment is set in a conversion of an old Country Estate and enjoys a secluded location at the end of a long private road. There is a grand turning driveway, car park, and the residents can enjoy a stroll into private woods and enjoy long views over Kendal. A wonderful ground floor apartment in private rural setting.

Leasehold Information

999 years lease which has currently been extended by the residents. The lease is administered by the residents. Annual service charge is £950, with £425 being paid every six months. There is no ground rent. The service charge includes water, window cleaning, and building insurance

AML

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

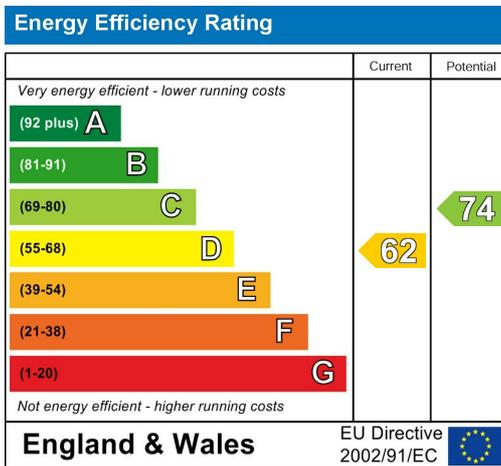
Floorplan







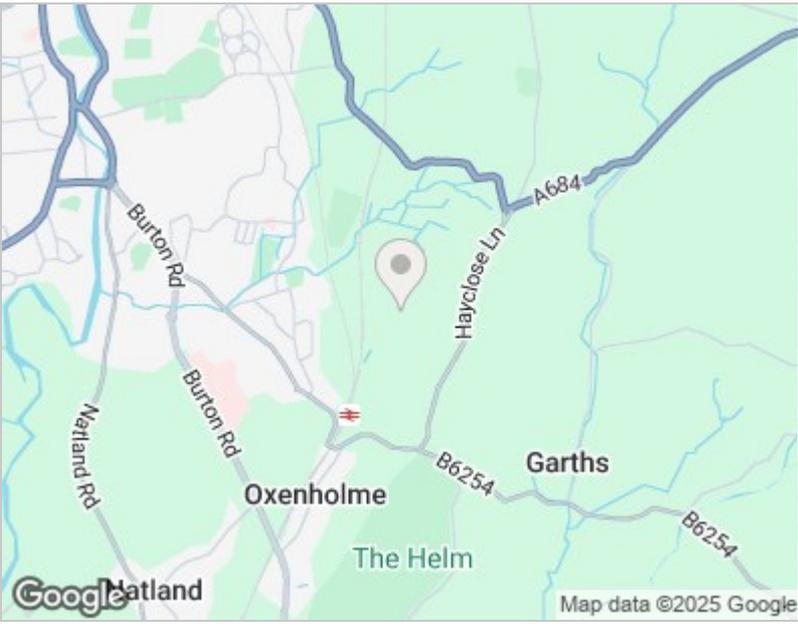
Energy Efficiency Graph



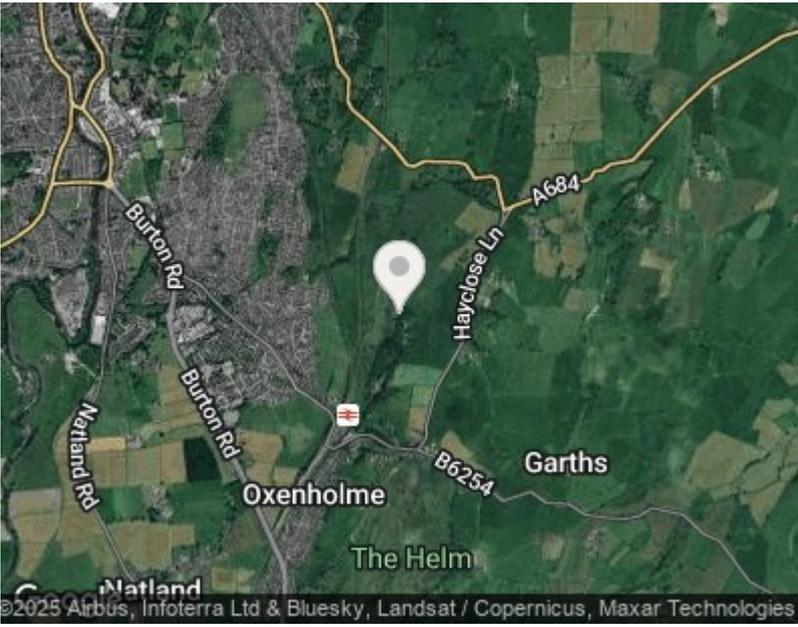
Viewing

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.

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