



Prizet, Kendal, Cumbria, LA8 8AB

£450,000

This substantial landmark period country home boast stunning views, large gardens, charm and character. Spacious accommodation, extensive basements and huge potential. Approximately 1/3 acre total.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

INTRODUCTION

Dales & Shires Estate Agents are delighted to offer for sale this exceptional character residence with large gardens and stunning views. No. 1 Prizet House forms the primary part of Prizet House, a magnificent country mansion which was built in 1860 and split into 4 houses in the 1950s. Originally built by William Wakefield, a former mayor of Kendal, director of Kendal Bank and High Sheriff of Westmoreland. This much admired house and gardens occupy a commanding position with superb views over the Kentmere Valley. Offering rural charm, whilst enjoying a most convenient location. Featuring: high ceilings, coving, fireplaces, arched windows, views, oil fired heating, log burning stove, plentiful period features and superb scope for buyers to update, reconfigure and modernise this fine home to their own tastes. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the charm, location, views, gardens and potential on offer.

PROPERTY SUMMARY

The spacious stone built property comprises a covered carriage entrance, lobby, opulent reception hall, large drawing room, dining kitchen, conservatory, very large landing, 4 bedrooms and a bath/shower room on each floor. There is also a large storage cellar with further potential for a variety of uses (subject to permissions). Occupying a plot of approximately a third of an acre. The property is approached via a shared private drive. Externally there is a front gravelled parking area for several cars, patio and large split level southerly facing lawned gardens.

LOCATION

Prizet is situated in this highly desirable and picturesque area of South Lakeland, very close to Kendal and just outside the Lake District National Park World Heritage Site. This is an ideal location for access into the beautiful surrounding countryside, fells & lakes of the Lake District and the nearby Yorkshire Dales and Eden Valley. The Cumbrian & Lancashire coast is also accessible, making this an ideal home and perennial holiday destination. The area offers excellent walks, bridle paths, cycle routes and stunning vistas. There are numerous surrounding villages, which together with Kendal and Windermere, provide plentiful local amenities, including restaurants, country pubs, independent breweries, shops, supermarkets, highly regarded schools, leisure facilities and tourist attractions. Excellent local and national transport links make this area a popular choice with commuters and holiday makers (M6, A65 & Direct trains to London Euston).

GROUND FLOOR

Impressive, large double front door leads from the original coach entrance into the entrance lobby, with original tiled floor, and onwards into large formal hallway. Stone pillared stairs to the first floor, cloakroom and stairs to the basement.

Drawing Room 23' 0" x 21' 4" (7.01m x 6.50m) max into bay.

A grand sized main reception room with large bay window, fireplace, double doors to the conservatory and wide sliding doors to:

Dining Kitchen 18' 0" x 15' 9" (5.48m x 4.80m)

A range of fitted units, fireplace and two large windows. Excellent potential to update and remodel.

Conservatory 15' 9" x 13' 11" (4.80m x 4.24m)

Enjoying a southerly aspect this large space is suitable for a variety of uses. Double doors to the patio.

BASEMENTS

A viewing is essential to appreciate these extensive basements. High ceilings, stone flooring, original features and comprising 6 main rooms and hallway.



FIRST FLOOR

The wide formal stairs emerge onto a large, light, pillared landing. With the excellent proportions of the original residence the landing may offer scope to create a further double bedroom (subject to permissions). Large arched windows allow plentiful daylight to flood in. Loft access with pull down ladder

Bedroom One 18' 0" x 15' 0" (5.48m x 4.57m)

Large Double bedroom with windows to two sides and fireplace. Separate WC with macerator, but with excellent scope to create a full en-suite within the room.

Bedroom Two 17' 11" x 11' 1" (5.46m x 3.38m)

Large double bedroom with twin windows, fireplace and sink.

Bedroom Three 15' 0" x 9' 7" (4.57m x 2.92m)

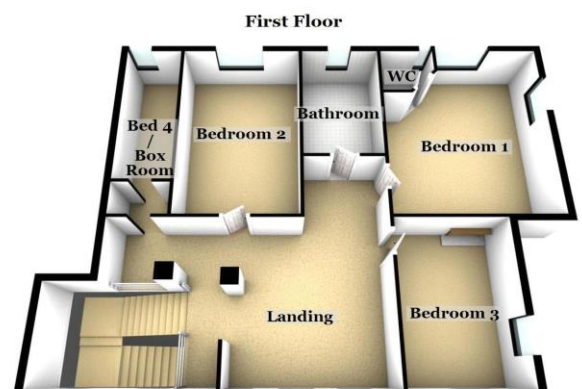
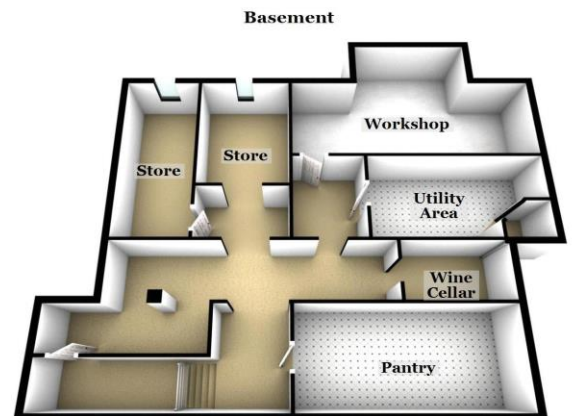
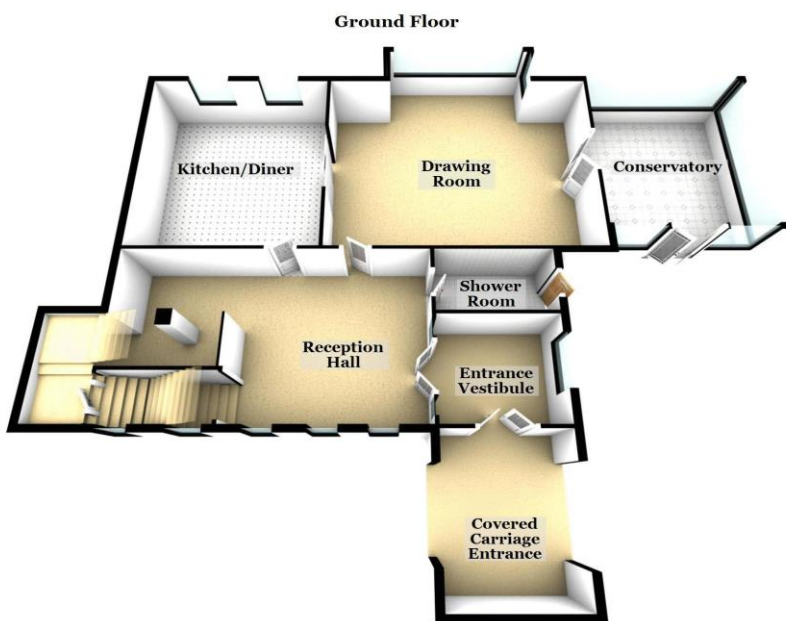
Double bedroom with windows to two sides, corner fireplace and sink.

Bedroom Four / Box Room 14' 6" x 5' 1" (4.42m x 1.55m)

Narrow doorway (ideally to be widened) into a single sized bedroom/box/office. Split ached window.

DIRECTIONS

Sat Nav location: LA8 8AB.





OUTSIDE

Approached via a private shared driveway. There is ample gravelled parking to the front on each side of the original coach entrance. The large lawned gardens are split over two levels, to the easterly and southerly aspects, enjoying fine far reaching views of the Kentmere valley and over Natland towards Helm Hill. The gardens boast a variety of established plants, shrubs and fruit trees, including several productive apple trees. Hedge and timber fence boundaries. There is a large patio seating area and a gravelled path/seating area around the sides of the house. Great scope for further landscaping and planting.

AGENT'S NOTES

Shared septic tank. The house enjoys shared access via the private driveway. Maintenance costs for the driveway and gravelled courtyard are split with the other properties in Prizet House. Mains water and electric.

Tenure: Freehold.

Council Tax Band: G.

These details were prepared / amended on: 20/07/2017

AGENT'S DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No person in the employment of Dales & Shires has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire, Cumbria and surrounding counties. Our agency fees are competitive with NO setting up fees, NO hidden catches and NO long contract tie ins.

To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

We are specialists in handling Period, Individual and Rural properties throughout the region.

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (91-100)			
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (29-38)			
G (1-28)			
Not energy efficient - higher running costs			
England & Wales		31	48
EU Directive 2002/91/EC			

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A (1-10)			
B (11-20)			
C (21-30)			
D (31-40)			
E (41-50)			
F (51-60)			
G (61-70)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		27	41
EU Directive 2002/91/EC			

Phone: 01423 20 60 60

E-Mail: sales@dalesandshires.com

Web: www.dalesandshires.com

Office: Windsor House, Cornwall Road, Harrogate, HG1 1LE

