



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.



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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.



