



Bridge End Farm, Stainton  
£950,000



## Bridge End Farm

### Stainton

A well presented detached family home which has ample amount of land situated within the popular hamlet of Stainton which is surrounded by open countryside yet remaining convenient for all the facilities available in the market town of Kendal and within easy reach of both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

Nestled within the serene countryside, this 5-bedroom detached house offers the epitome of family living. Renovated to a high standard by the current owners, the property boasts a substantial kitchen diner with an electric Aga, stone floors, wood burning stove and a cleverly hidden bar. A stunning sitting room can be found that features a wood-burning stove and bi-fold doors that open to a pleasant courtyard. The ground floor also features a boot room and a cloakroom for practical living.

The first floor is complimented by four double bedrooms which have engineered oak flooring, a family four piece suite bathroom with underfloor heating and a utility room. The stair case features spindles which were made by the seller that also reflect in the kitchen as well which is a charming added feature. On the second floor you will find the main bedroom which has ample space for relaxing in, a freestanding bath and en-suite.

Step outside and discover the expansive outdoor space that accompanies this remarkable property. The paved courtyard visible from the sitting room offers a perfect setting for al fresco dining or tranquil relaxation amidst garden furniture and potted plants. To the side lies a well-maintained lawn with access to a delightful pond and decking area, overlooking the lush garden. Additional features include ample planting beds, a shed, and a greenhouse. Across the road, the property extends to charming grounds featuring a lawn area with river views, a chicken house, and a substantial plot of land with established trees and hedges, offering panoramic views of the river and the property. Furthermore, two fields to the rear house stables - ideal for equestrian enthusiasts.

- Charming detached family home
- Two fields with stables and extra plots of land to the front
- Beautiful sitting room with wood burning stove and biofold doors looking out to the courtyard
- Renovated to a high standard by the current owners
- Substantial kitchen diner with a electric Aga, stone floors and a hidden bar in cupboards
- Utility room on the first floor and boot room on the ground floor
- Five double bedrooms with the main bedroom being on the second floor with a freestanding bath
- Fantastic gardens to the front and side.
- Family bathroom on the first floor, en-suite features in the main bedroom and a cloakroom on the ground floor
- Solar panels, oil central heating and up to date septic tank

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING

#### SERVICES

Mains electric, oil heating, mains water, septic tank

#### COUNCIL TAX: BAND G

#### TENURE: FREEHOLD

#### DIRECTIONS

From Kendal proceed along the A65 in the direction of Endmoor. Take the right turn signposted Stainton and proceed along the lane all the way through the centre of the village. Follow Stainton Lane out of the village and take a left over the bridge. Follow the road until you find Bridge End Farm located on the left hand side.

**WHAT3WORDS:** hawks.solar.torch





## GROUND FLOOR

### PORCH

5' 1" x 4' 6" (1.55m x 1.36m)

### KITCHEN DINER

31' 0" x 14' 9" (9.44m x 4.49m)

### SITTING ROOM

15' 3" x 13' 8" (4.66m x 4.16m)

### INNER HALLWAY

15' 1" x 10' 4" (4.59m x 3.14m)

### BOOT ROOM

10' 8" x 6' 0" (3.24m x 1.83m)

### CLOAKROOM

5' 1" x 3' 10" (1.54m x 1.16m)



## FIRST FLOOR

### LANDING

18' 2" x 6' 8" (5.54m x 2.02m)

### BEDROOM

17' 1" x 10' 2" (5.20m x 3.11m)

### BEDROOM

14' 5" x 10' 2" (4.40m x 3.09m)

### BEDROOM

12' 2" x 10' 2" (3.71m x 3.09m)

### BEDROOM

10' 7" x 8' 10" (3.23m x 2.70m)

### BATHROOM

9' 2" x 8' 11" (2.80m x 2.73m)

### UTILITY ROOM

6' 3" x 4' 8" (1.91m x 1.41m)

## SECOND FLOOR

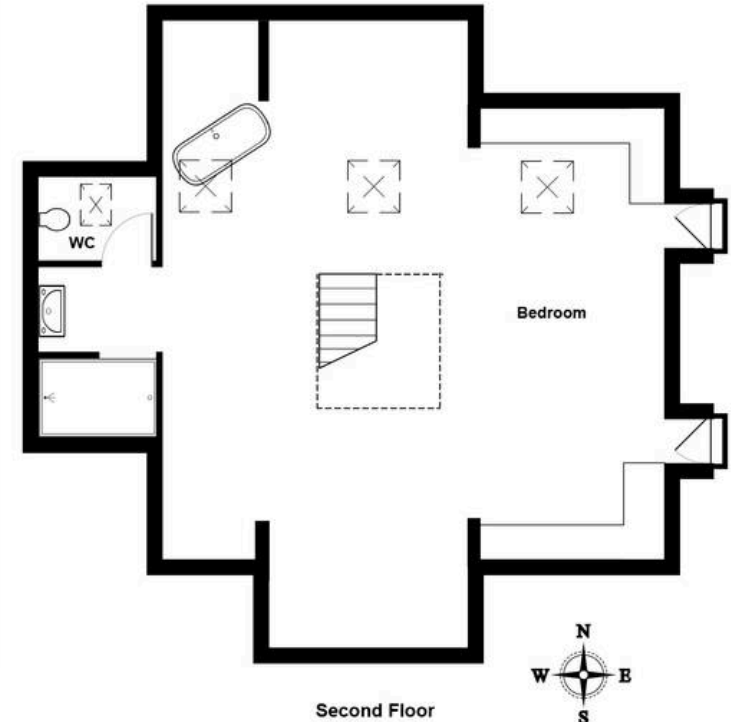
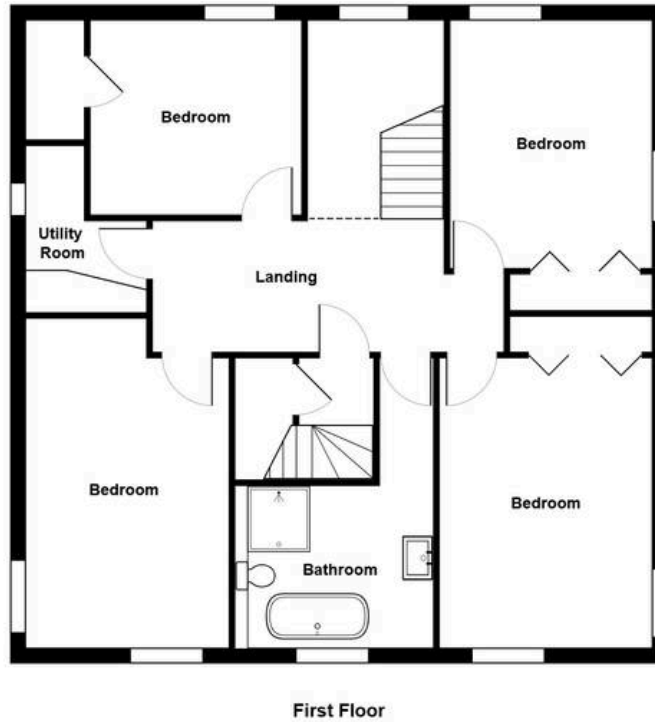
### BEDROOM

29' 1" x 25' 7" (8.86m x 7.80m)









Bridge End Farm, Stainton, Kendal

Total Area: 254.4 m<sup>2</sup> ... 2738 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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