

Longcroft
Preston Patrick, Crooklands, Near Kendal, Cumbria



For Sale By: Private Treaty

Price: Guide Price
£ 1,100,000

SITUATION AND DESCRIPTION

The property consists of a substantial detached house with extensive accommodation which is situated in the Parish of Preston Patrick on the outskirts of Crooklands and within half a mile of the M6 at Junction 36 at Crooklands. The property is set in established gardens and grounds extending to about 1.58 acres and enjoys good views of the surrounding beautiful countryside, including Farleton Knott.

Although the property is close to the M6, its presence does not impinge on the enjoyment of the house or its grounds, being in a cutting where it passes in front of the house. Due to the proximity of the M6 at Junction 36 (Crooklands), the following towns and cities are all within easy reach. Kendal (8 miles), Lancaster (15 miles), Penrith (35 miles), Preston (36 miles), Carlisle (53 miles) and Manchester and Manchester Airport (67 miles). Skipton to the East (38 miles) and Windermere (15 miles) to the North West, via the A65 and the Kendal By-pass are also within relatively easy travelling distance, whilst the nearest station for the West Coast Railway line is at Oxenholme (5 miles).

The original house is built with solid stone walls under a slate roof and has been extended with a double storey extension with a cavity wall, the extension being faced in stone to match the original. The architect of the original house is reputed to have been Mr. Miles Thompson, trainee and eventually partner in the famous 18th and 19th Century Kendal firm of architects, Messrs. Webster & Co. Mr. Thompson joined the firm in 1825 as a draughtsman, became a partner in 1845 and continued to run the practice after George Webster's death in 1864.

The property benefits from uPVC double glazed windows and external doors throughout (except the staircase window). There are panelled pine doors throughout, a fully automatic alarm system throughout the property, C.C.T.V. and a calor gas generator and the house and the outbuildings have all been re-roofed since the property was purchased by the present owners.

ACCOMMODATION

A brief description of the accommodation is as follows. (All measurements are approximate)

Entrance Porch with columns and pine clad ceiling leading to

Italian Entrance Hall - 26'1" x 6'9" (8.00m x 2.07m) with double glazed front and rear doors and marble floor

Gallery with wrought iron decoration, four glazed terracotta wall lights

Inner L shaped Entrance Hall - 28' x 4'6" (8.61m x 1.38m) plus staircase

Cloakroom having a wash basin, W.C., part tiled walls and radiator

Hall - 16' x 7'4" (4.92m x 2.25m) with original front door having shutters, 2 radiators, and staircase with mahogany handrail and balusters

All three main reception rooms have front (West) facing aspects

Snug - 12' x 11' (3.69m x 3.38m) with marble fireplace, cast iron inset and fitted gas fire, radiator, shutters to windows and fitted display shelves

Sitting Room - 16'5" x 12'11" (5.18m x 3.87m) with marble fireplace and cast iron fire grate with Living Flame gas fire, fitted cupboard, radiator, shelving to windows and alcove and shutters to windows

Dining Room - 15'10" x 12'1" (4.87m x 3.71m) with white marble fireplace and cast iron fire grate and Living Flame gas fire, serving hatch, Club fender and radiator, shutters to windows

Breakfast Room - 14'11" x 12'11" (4.59m x 3.97m) with fitted shelves and cupboards, radiator and understairs cupboard

Fully fitted Kitchen - 16'1" x 12'2" (4.95m x 3.74m) with pine wall and floor units, built in hob and calor gas hob and electric and calor gas ovens, extractor hood and fan, Classic sink and pine ceiling

Rear Entrance Hall with quarry tiled floor, radiator and access to cellar

Utility Room - 8'4" x 4'7" (2.56m x 1.41m) with plumbing for washing machine and tumble drier, fitted wall and floor units

Cellars:-

Cellar 1 - 15'7" x 11'11" (4.79m x 3.66m) metal security door and flagged floors

Cellar 2 - 16'3" x 12'11" (5.00m x 3.97 m) with metal security door

Passage

Cellar 3 - 12'1" x 10'6" (3.71m x 3.23m) with stone wine bins

Small Cellar with stone wine/spirit bottle bins

Sump with pump, slate lined stream

An easy rising staircase gives access to a half Landing with Westmorland window and alcove.

Off the half landing is a W.C. with fitted pine cupboards, side cupboard and Victorian corner wash basin

Walk-in shelved linen cupboard

The staircase continues to a Landing and Passage off which are:-

Shower Room with wash basin, W.C., shower, fully tiled and extractor fan

Double Bedroom 1 - 12' x 11' (3.69m x 3.38m) with front aspect, marble fireplace, wash basin and radiator

Double Bedroom 2 - 16'4" x 13' (5.02m x 4.00m) with fitted marble fireplace, cast iron grate, wash basin, stripped floor and wash basin in fitted cupboard

Double Bedroom 3 - 15'10" x 12'1" (4.87m x 3.71m) with rear aspect, fitted wardrobe, marble fireplace, cast iron grate, stripped floor and wash basin

Family Guest Suite of 2 Double Bedrooms (Bedroom 1 - 12'11" x 12' (3.97m x 3.69m) with rear aspect and Bedroom 2 - 12'3" x 10'3" (3.76m x 3.15m) with side aspect) and En-suite Bathroom - 5'2" x 4' (1.58m x 1.23m) with side aspect, raised bath and shower, jacuzzi, wash basin, W.C. and bidet, fully tiled. Window shutters to all rooms.

Second staircase to ground and second floor

Access to the First Floor of the extension, which provides a Master Suite, is off the landing and consists of:

Gallery and Landing over hall - 13'2" x 6'10" (4.05m x 2.10m) with large rear window leading to

Hall - 13'8" x 4'2" (4.20m x 1.28m) (plus wardrobe) with fitted large wardrobe and mirrored door

Large Double Bedroom 6/Lounge - 15'6" x 15'3" (4.76m x 4.69m) plus large lobby area, with front and side aspects, gas fired stove and fitted vanity unit (Note: This room has walls of differing lengths and the sizes given are minimum lengths)

Bathroom with bath, wash basin, W.C., power shower and steam cubicle, heated towel rail, jacuzzi bath and tiled walls. Side aspect

Storage room and boiler off bathroom

Fitted wardrobe room and undereaves store - 13'7" x 8'10" (4.17m x 2.71m) with Velux roof light

All the extension is floored with hardwood veneers. A separate Calor Gas fired central heating system serves the extension.

Second Floor (of main house)

Bedroom 7 - 16'7" x 13' (5.10m x 4.00m) with front aspect and pine ceiling

Large Landing with fitted wardrobe and sink (h & c)

Billiard Room/Bedroom 8 - 18' x 12'1" (5.54m x 3.71m) with side aspect, pine clad ceiling and store cupboards

Double Bedroom 9 - 12' x 12' (3.69m x 3.69m) with side aspect and en-suite shower, W.C., wash basin and storage cupboards

Fitted airing cupboard with 2 foam insulated cylinders

Bedroom 10 - 13' x 11'7" (4.00m x 3.56m) with rear aspect

Off the entrance hall, as part of the extension, is a triple garage with two up-and-over fibreglass remote controlled doors and ample storage - 37' x 13'3" (11.38m x 4.07m) max plus 21' x 15'5" (6.46m x 4.74m) (then tapering) with cold water and electric power

Outside

Rear paved yard

Range of stone and slate buildings:-
Garden store/stable

Back yard storage with door to road

Coach House with loft. The Coach House and stable block have planning permission for conversion to a dwelling containing a living room, kitchen, bedroom and bathroom on the ground floor and a garden workshop on the first floor. A copy of the planning permission from South Lakeland District Council under reference number 5/98/2441, which was granted on 2nd February, 1999, is attached. The development commenced before 1st February, 2004 and the planning permission was thereby secured.

Gardeners' toilet, lobby and outside tap

Generator room with General calor gas generator fixed and oil boiler (new 2005)

Garden store.

Terraced areas to side and rear of the house with well-established shrubberies etc.

Established gardens and lawns with lawned orchards with fig, damson and apple trees, shrubberies and herbaceous borders, rockery and 2 lily ponds, 2 fountains.

Together with a paddock situated to the front of the house, the grounds extend in all to about 1.58 acres.

SERVICES

The property is served by mains electricity, mains water, private drainage to a recently replaced septic tank. Oil and calor gas central heating systems.

CENTRAL HEATING

An oil-fired system serves the whole of the main house whilst the extension is served by a calor gas-fired system.

DIRECTIONS

From the A65/A590 roundabout, near the M6 Junction 36, travel a short distance towards Endmoor and turn right immediately after crossing over the Lancaster Canal at Seven Milestone Bridge. Almost immediately, turn left and Longcroft will be seen on the right.

COUNCIL TAX

The property is in Band G for Council Tax purposes. The amount payable for 2006/7 is £2,248.95.

TENURE

The property is freehold.

PRICE

Offers in the region of £1,200,000 will be considered.

NOTE - The quality fitted carpets, curtains and the electric light fittings are included in the asking price.

These particulars are issued on the clear understanding that negotiations for the purchase of the property are conducted through M.B. Hodgson & Son. The information supplied in the particulars is believed to be correct but accuracy cannot be guaranteed and all properties are offered Subject to Contract and on being available on receipt of reply. M.B. Hodgson & Son is a member of the L & K Group of Companies



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