



HIGH ABOVE PARK, SELSIDE, KENDAL, LA8 9LA
£1,100,000

MILNE MOSER
SALES + LETTINGS

HIGH ABOVE PARK
SELSIDE
KENDAL
LA8 9LA



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BARN &
PARKING

OVERVIEW

Nestled on a hillside with open views across rolling countryside, High Above Park is a rare opportunity to purchase a traditional detached Cumbrian farmhouse which still retains character and charm. Having been owned by the same family for 50 years, the property is now ready for the next family to call it their home. It lies just outside the Lake District National Park, has superfast B4RN broadband and good access to the Westcoast Main Line. With 7 acres of land and a barn ripe for development, the possibilities are endless. Perfect for creating a work/life balance and lifestyle change many only dream of, High Above Park could be your next home.

LOCATION

Perfectly positioned for exploring the surrounding countryside, Longsleddale, Potter Fell and Whiteside Pike are all reachable on foot from the back door. The property is close to the Lake District National Park – a UNESCO World Heritage site and the Yorkshire Dales National Park just a short drive away. Supermarkets, secondary schools and amenities are just 5 miles away at Kendal and the Westcoast Mainline connecting Glasgow and London Euston departs from Oxenholme – a further mile away. There is a nearby primary school at Selside (Ofsted rated Good) and a Church and community hall plus excellent road links via the A6 to both north and south junctions of the M6.





APPROACH

From the country lane, a gated track leads down into the parking and turning area. Access to the porch is reached by a smooth tarmac path passing beside the barn.

PORCH

Double-glazed, the useful porch has a large pantry with cold stone slabs and shelving. There is open access to the kitchen.

KITCHEN 9' 2" x 11'11" (2.79m x 3.62m)

Two windows face the rear aspect and there is open access to the family lounge dining room. Handmade pitch pine worktops and open shelving give the kitchen a unique homely and practical feel. Two-oven oil-fired AGA, plumbing for a dishwasher and a double bowl sink. Downlights in the ceiling.

FAMILY SITTING AND DINING ROOM 29' 1" x 10' 9" (8.86m x 3.28m)

Three double-glazed windows overlook the front garden across to open countryside and rolling fells. A further double-glazed window to the side. A wood burner provides a central focal point at one end of the room and there is ample space for both lounge and dining suites. Two electric heaters, two ceiling lights and B4RN router. Cork flooring and built-in corner cupboard.

STUDY 11' 11" x 11' 9" (3.64m x 3.59m)

Double-glazed windows face the front and side aspects. There is a blocked external door at the side which could be re-instated to create a separate entrance. Two ceiling lights and an electric heater. Stairs lead to two first floor bedrooms.

INNER HALLWAY

Stairs lead to four first floor bedrooms and shower room. Built-in cupboard underneath housing a hot water cylinder. Ceiling light and hanging space for coats.

SNUG 13' 1" x 11' 11" (3.99m x 3.62m)

A double-glazed window faces the rear aspect. Original built-in cupboard, a ceiling light and electric heater.

SIDE PASSAGE AND REAR PORCH

Having a slate floor, electric heater, two ceiling lights and a double-glazed window to the rear. External door.

WC

Window to the side aspect, WC and a hand basin. Ceiling light and shaver point.



BATHROOM 9' 7" x 7' 4" (2.92m x 2.23m)

A double-glazed window to the side elevation. Fitted with a cast bath, WC, pedestal hand-basin, bidet and an open shower tray. Ceiling light, a radiator, electric heated towel rail and a Mira shower. There are two shelved cupboards, one housing a hot water cylinder and the other having plumbing for a washing machine.

LANDING

A double-glazed window floods the stairwell with natural light and there is a ceiling light and hand basin.

BEDROOM ONE 9' 6" x 11' 11" (2.90m x 3.63m)

Double-glazed windows to the side and rear aspects. Ceiling light and an electric heater.

BEDROOM TWO 12' 10" x 11' 9" (3.91m x 3.58m)

Having a lovely view over fields towards distant fells at the front. Whiteside Pike (1300 feet), a favourite destination for an afternoon walk, is nicely framed by the side window. Electric heater, ceiling light and two double-glazed windows.

BEDROOM THREE 15' 11" x 11' 9" (4.84m x 3.58m)

Also having a lovely view, the third double bedroom has an electric heater, double-glazed window and a ceiling light.

SHOWER ROOM 4' 4" x 8' 6" (1.31m x 2.59m)

Fitted with a double-sized cubicle, pedestal hand-basin and a WC. Heated electric towel rail, downlights, a radiator and extractor. Tiling to the shower cubicle and a high level internal window to the adjacent bedroom.

BEDROOM FOUR 8' 9" x 11' 11" (2.67m x 3.63m)

Double-glazed window to the rear. Electric heater and a ceiling light.

LANDING

Accessed from the ground floor study, the second landing has a ceiling light and characterful tongue and groove panelling.

BEDROOM FIVE 12' 1" x 12' 4" (3.67m x 3.76m)

Double-glazed windows to the side and rear elevation. Two electric heaters, a radiator and a ceiling light.





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only



The two fields adjoining the property comprise pasture and ungrazed land planted with 1000 native trees





BEDROOM SIX 12' 1" x 12' 0" (3.67m x 3.65m) max
Double-glazed windows face the front and side elevations with the front having lovely views. Electric heater and a ceiling light.

EXTERNAL

Externally, the property comes into its own. With space for play, entertaining and produce, there are over 7 acres waiting to be discovered. The parking space at the side has room for at least four cars and the garden gently slopes down through apple trees to a lower damson orchard. There is a terrace at the front with steps leading down to a two-tiered walled garden and a former vegetable garden waiting to be reinstated. At the rear is a banked woodland copse with mature trees, rhododendrons, azaleas and holly. Sustainable management of the woodland has yielded a future supply of firewood. A path from the side leads through a bulb-planted bank and up to a rear gate onto the country lane.

There are two fields included within the sale, mainly laid to pasture with the lower strip bordering Lightwater Beck having been planted with 1000 native trees in 2022.

BARN & OUTBUILDINGS

36' 3" x 16' 7" (11.05m x 5.05m) approx. Ceiling height of 16' 8" (5.08m)

A substantial stone built barn with double doors, two mezzanine/storage areas, power and light. The barn offers excellent scope and plans have been drawn up for potential development, however there is no current planning permission.

There are two further stores under the barn, one measuring approx 9' 3" x 16' 7" (2.82m x 5.08m) and having water and light. An outbuilding at the rear measures 9' 9" x 10' 1" (2.97m x 3.07m) and has a light and window.

GARDEN HUT

With potential to make a home office or studio, the garden hut is divided into two areas with power and light, windows and a woodburner.

9' 6" x 10' 4" (2.90m x 3.15m) and 9' 9" x 10' 4" (2.97m x 3.15m)



DIRECTIONS

Leaving Kendal on the A6, Shap Road, proceed past Sainsburys and Kendal Rugby Club and out into the countryside. Pass the turnings to Garth Row and Longsleddale and on to Selside. Turn right at the signpost Selside Church 1/2 mile and School 1 mile. Continue along the lane with the gateway entrance to High Above Park on the right hand side. Proceed over a cattlegrid, down a track through a field and over another cattlegrid.

For the property; what3words:///career.treatment.history

For the Entrance: what3words:///fishnet.trout.renderers

GENERAL INFORMATION

Services: Electric. Private water supply and private drainage. Electric individually programmable heaters. Oil fired AGA. B4RN superfast broadband connected. PV solar panels are fitted to the roof and are on a FIT

Tenure: Freehold

Council Tax Band: G

To check Broadband and Mobile phone coverage, click on our Key

Facts for Buyers report online if available or visit

www.ofcom.org.uk/phones-telecoms-and-internet/coverage

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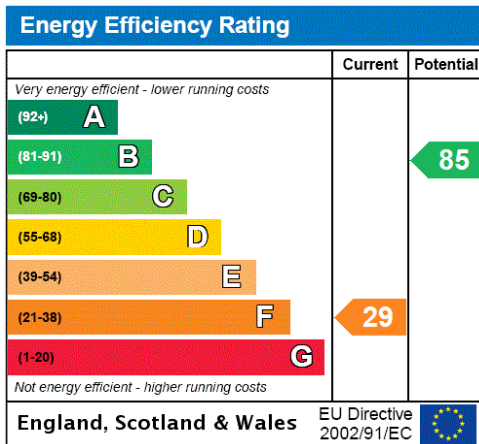
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