



THE GROVE, KENTMERE, KENDAL, CUMBRIA, LA8 9JL
£850,000

MILNE MOSER
SALES + LETTINGS

Nestled at the foot of Lakeland Fells, The Grove is a unique detached house with space, character and outstanding views in abundance. The original house is reported to date back to the 1600s with beams and stonework all on display, an extension was added in the 1850s and the attached barn integrated into the house during the twentieth century. The current owners have reconfigured and updated over the last 20 years with the result being an excellent family home still suited to modern living needs. All five bedrooms are doubles plus there are two studies and a total of three bathrooms and two cloakrooms. The generous sitting room has a cosy period fireplace and there is an additional snug and a good sized family dining kitchen - the dining table seats 10! For buyers with hobbies, there is a games room plus a further external workshop, car port and potting greenhouse. The grounds extend around the property with fantastic views and space for all. An enchanting copse at the side, the original 'Grove', is perfect for woodland adventures. Available with no onward chain, this is a rare opportunity to acquire a property in the desirable location of Kentmere - 4 miles from Staveley and within the Lake District National Park.

ACCOMMODATION

As you enter the gated driveway, steps at the side lead down the entrance porch. A secondary access from the driveway leads into the boot room.

PORCH

Having a slate floor, bench and coat pegs. A double glazed window faces the side aspect and there is a ceiling light and radiator. A glazed door leads to the hall.

HALL

Wooden flooring, a useful triple sized cupboard with pigeon hole and drawer storage, two ceiling lights and a Myson wall heater. Double glazed window and an arched stairwell leading down to the kitchen diner and sitting room. A characterful latch door leads to the half landing on the stairs.

CLOAKROOM/WC

Frosted double glazed window, tiling to the walls and floor, a ceiling light and radiator. Fitted with a concealed cistern WC, a pedestal wash hand basin and an extractor.





UTILITY ROOM/DRYING ROOM

Double sink with Corian style worktop, walnut veneer base cupboards and tiled floor and splashbacks. There are two ceiling lights, a radiator, extractor, over-head laundry pulley and hanging space for coats.

FAMILY KITCHEN DINER

18' 7"/7' 6" x 24' 10"/14' 2" (5.66m/2.29m x 7.57m/4.32m)

An impressive space with double glazed windows overlooking the garden and down the Kentmere Valley. Exposed stonework and beams add character and interest and there is an external door to the terrace. Being an L shape, the room is divided into a dining space, a food prep and cooking area plus a washing up zone. Oak base units, tiled splashbacks, Corian style worktops, a food prep sink and five burner gas range cooker with hood above. Integrated fridge freezer, a dishwasher, additional double sink with drainer and a pull out larder unit. Slate flooring runs throughout the space and there are five radiators, under floor heating, four wall lights and two ceiling lights.

SITTING ROOM

24' 1"/10' 6" x 22' 3"/14' 4" (7.35m/3.2m x 6.78m/4.37m)

Forming part of the original 1600s building, the sitting room is a lovely sized space with exposed beams and stonework, views down the Kentmere Valley and a cosy multifuel stove with adjacent period cupboard. There is a nook to one side with feature stone steps, numerous bespoke built-in bookcases, a vertical radiator, six wall lights, recessed ceiling lights and under floor heating (plus insulation). An original pantry leads off the nook with a slate shelf, recessed lighting, power, freezer and external vent. A central porch is accessed via glazed double doors and leads to the garden.



INNER HALLWAY

A couple of steps lead up into the inner hallway where there is extensive shelving to one wall and a further step into the games room/workshop. Radiator and a wall light.

SNUG

15' 3" x 11' 4" (4.64m x 3.45m)

A charming room with views down the Kentmere Valley from the double glazed windows. Open fire with slate hearth and metal cowl, exposed beams, shelving and three wall lights, Radiator and additional low level radiator.



WORKSHOP/GAMES ROOM

13' 0" x 14' 4" (3.97m x 4.37m) inclusive

A versatile space with a slate tiled floor, recessed lighting, a sink unit, under floor heating throughout and radiator. There is tongue and groove

panelling to a wall plus a radiator and two double glazed windows.

WC

Concealed cistern WC, a vanity hand basin and recessed lighting. Double glazed window and an extractor.

CONSERVATORY

13' 1" x 6' 1" (4.00m x 1.86m)

Having outstanding views, the conservatory is the perfect place for relaxing with a cup of tea. Double glazed to three sides plus the roof, there is a wall light, external door and under-heated tiled floor. A raised bed is ideal for growing tender plants and there is a tap.

STAIRWELL AND LANDING

Characterful stairs lead to the first floor and landing. Leading to three of the five bedrooms, a bathroom and two studies, this initial landing space has two built-in cupboards, an airing cupboard with hot water cylinder, three ceiling lights, three wall lights and a radiator. Double glazed window on the stairwell, a Velux rooflight and two sun tunnels for additional natural light.

DRESSING ROOM

8' 7" x 11' 9" (2.62m x 3.58m)

Forming the central part of a suite, the dressing room has a double glazed window with valley view, a low level radiator, three wall lights and a built-in cupboard. There is access to a boarded loft space via a drop down ladder. The generous three bay boarded loft has power and light.

BEDROOM ONE

9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed window with excellent view, overbed storage, a low level radiator, beamed ceiling and two wall lights.

ENSUITE

5' 6" x 12' 0" (1.69m x 3.65m)

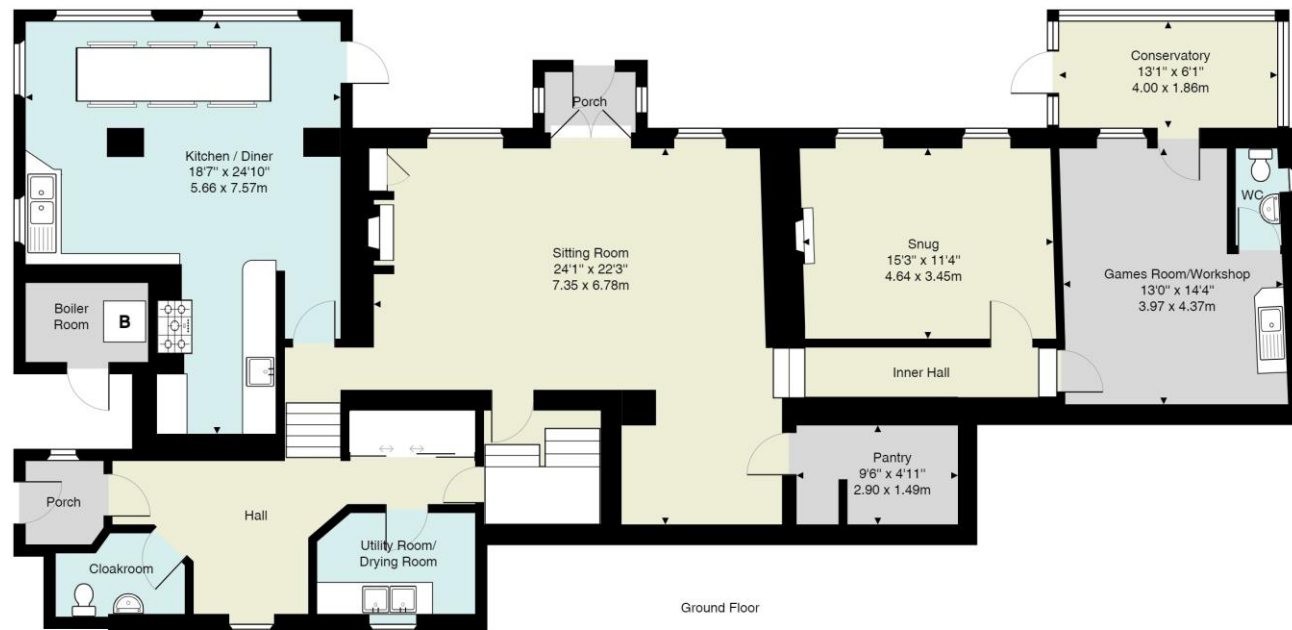
A well laid out ensuite fitted with a bath, shower cubicle, concealed cistern WC, vanity hand basin and bidet. Tiling to the walls, a low level radiator plus white heated towel rail, a shaver point, three wall lights and light within the shower cubicle. Double glazed window.

BEDROOM TWO

19' 2" x 11' 2" (5.85m x 3.39m) max

Having a double glazed window, exposed stonework, a sink unit with vanity light above, a drawer unit and three double wardrobes/cupboards. Radiator and two wall lights.





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.

BEDROOM THREE

10' 9" x 8' 1" (3.26m x 2.45m)

Having character beams, a double glazed window, radiator and two wall lights. A drop down ladder leads to a second boarded loft space with light.

BATHROOM

8' 4" x 6' 3" (2.53m x 1.91m)

Double glazed window, a concealed cistern WC, bath with shower above and a pedestal wash hand basin. There is a radiator, two ceiling light and an extractor. Tongue and groove panelled ceiling and tiling to the walls.

STUDY ONE

10' 7" x 6' 8" (3.23m x 2.03m)

Double glazed window, recessed lighting and a low level radiator. Interconnected to:

STUDY TWO

9' 10" x 6' 7" (3.01m x 2.01m)

Also having a double glazed window, low level radiator and recessed lighting. Shelving. The study spaces could be easily used as additional bedrooms if required.

INNER LANDING/HALL

Leading to the final two bedrooms, second kitchen and bathroom, there is a useful utility/boot room space with hanging for coats and bench. Exposed stonework, two radiators, four ceiling lights and a double glazed window and external door. Sink with Corian style worktop and plumbing for a washing machine.

BEDROOM FOUR

9' 6" x 12' 2" (2.90m x 3.70m)

Double glazed window with outstanding view, a hand basin with vanity light above and cupboard beneath, heated towel rail and a low level radiator. Two wall lights and a ceiling light.

BEDROOM FIVE

9' 7" x 11' 6" (2.93m x 3.50m)

The final double bedroom has a vanity hand basin with light above and shaver point, a ceiling light and radiator. Double cupboard and overbed storage and a double glazed window with lovely view.

KITCHEN

9' 4" x 15' 9" (2.85m x 4.80m)

Having double glazed windows to two sides and outstanding views, the second kitchen is ideal for visitors and could give potential to create a separate annexe (subject to planning). There are pine base and wall units, speckled worktops, a gas hob, electric oven with hood above and tiled splashbacks. Stainless steel sink and drainer, three wall lights, a ceiling light and radiator.





BATHROOM

7' 10" x 7' 7" (2.40m x 2.31m)

Frosted window, a WC, vanity hand basin and bath with shower above. Heated towel rail, a vanity light with shaver point and three ceiling lights. Tongue and groove panelling to the ceiling.

EXTERNAL

Garden and woodland wrap around all four sides of The Grove. To two sides are lawn spaces bounded by mature and well planted borders - terraces provide perfect seating areas from which to admire the open views to Lakeland Fells and the Kentmere Valley facing south. The side garden has a veg patch and there is ample space for children and pets to play. At the side is a lower woodland space - the original 'Grove', bounded by walling, steps and paths lead down and through this lovely leafy area. A driveway leads between the house and outbuildings and there is parking and turning space. Adjacent to the entrance porch is the boiler house.

OUTBUILDINGS

Carport with power and light. 11' 11" x 15' 10" (3.63m x 4.83m)

The workshop has two conservation style skylights, a double glazed window plus power and light. 13' 10" x 10' 9" (4.22m x 3.28m)

Store with power and light. 14' 5" x 6' 10" (4.39m x 2.08m)

Potting Greenhouse with benches, glazing to two sides and roof plus power and light.

DIRECTIONS

From the centre of Staveley, follow signs to Kentmere out of the village (4 miles). Once in Kentmere, follow the road up to the left around the church and past the village institute. The Grove is the next property on the left hand side just a short distance up the lane. [what3words:///sand.rival.showering](#)

GENERAL INFORMATION

Services: Mains Electric. Private Water Supply - please ask for further details. Drainage via Septic Tank - Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. Oil fired central heating and LPG for cooking. Solar PV panels are fitted to the workshop roof and owned outright.

Tenure: Freehold. Two part underground pumped water holding tanks for the nearby farm are located within the woodland copse at the side and water drains run under the house.

Council Tax Band: G



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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