

For Sale – A Spacious Grade II Listed Traditional Three Bedroom Farmhouse  
HOLLINS FARMHOUSE, HOLLINS LANE, NR KENDAL LA9 5SB

Edwin  
Thompson





# Hollins Farmhouse

Hollins Lane, Near Kendal

**An attractive and large stone and slate Grade II Listed 17th Century farmhouse located in the outskirts of Kendal, providing spacious character accommodation, perfect for families or as a holiday home. The accommodation has a bright and airy feel which includes large sliding sash windows creating lots of natural light and adding to the traditional farmhouse charm with open fireplaces and exposed wooden beams. The property sits in an elevated position, benefiting from panoramic views out to the picturesque open countryside.**

## PROPERTY OVERVIEW

A large, attached stone and slate farmhouse, providing three bedrooms, private south-facing gardens and off-road parking. Offering spacious and bright accommodation, including a large living room, snug, office/playroom, utility, boot room, cloakroom, three bedrooms and a bathroom.

Occupying an elevated position, enjoying stunning countryside views from the garden and throughout the house.

Situated approximately 1 mile north of Kendal and just 800 metres away from the Lake District National Park.

**Price - £475,000**

Property Ref: E1089F





## LOCATION

Hollins Farmhouse is situated on Hollins Lane in the South Lakeland village of Burneside, in South Cumbria, lying around two miles north of Kendal and 800 metres from the Lake District National Park.

Burneside is an attractive village developed around the River Kent with good local facilities including a primary school, church, public house/restaurant, village shop as well as cricket and football grounds. The local economy is based around the James Cropper Plc Paper Mill which was founded in the mid-1800s and employs around 550 people including many local residents.

The village is well situated being adjacent to the A591 which provides direct access to Junction 36 of the M6, around 7 miles away and into the Lake District National Park, to Staveley around 3 miles away and Windermere which is 7 miles to the northwest. There is a local train station within a 5 minute walk from Hollins Farmhouse on the Kendal – Windermere line which travels through to Oxenholme Station picking up connections on the West Coast Railway Line with direct trains to Manchester, Birmingham, London and Glasgow.

Nearby, Kendal provides a lovely town centre with good retail and leisure facilities including a number of supermarkets including Marks & Spencer's and Booths, two shopping centres, and a vibrant mix of local occupiers.

Hollins Lane is accessed directly from the A591 Windermere Road, or from the heart of the village and Burneside Road which is around 400 metres from Hollins Farmhouse.

## DESCRIPTION

The property comprises an attractive stone and slate Grade II Listed three bedroom farmhouse set within The Hollins, which is a desirable hamlet development of seven houses. Positioned just off Hollins Lane, there is a front courtyard with two dedicated car parking spaces, from here, steps provide access to a gated path which leads through the well-appointed gardens, arriving at a traditional pitched roof entrance porch. The accommodation is arranged as follows:

### Ground Floor

A front porch opens into the living room, with doors off to the kitchen/dining room, Snug, Office/Playroom, step to a large understairs cupboard and staircase up to the first floor.

**Living Room (6.55m x 5.39m)** – a spacious living room incorporating wood effect laminate flooring, painted walls and ceiling, attractive cornicing, exposed beams, a stunning central fireplace with stone surround and traditional sliding sash window with window seat below, the perfect place to enjoy the surrounding countryside.

**Kitchen/Dining room (5.21m x 4.83m)** – a bright and airy space with wood effect vinyl flooring, painted walls and ceiling with suspended lighting, fitted floor and wall kitchen units, bespoke period built-in cupboard, stainless steel sink and drainer, plumbing for washing machine, sliding sash window with timber shutters and window seat below and central multi-fuel stove within an impressive open fireplace.

**Pantry (1.03m x 3.03m)** – a roomy stepped pantry accessed from the kitchen providing ample storage for kitchen/dinnerware and window.

**Snug (3.46m x 2.48m)** – a tranquil room captivating the views out to the garden and countryside beyond, fitted with carpet, painted walls and ceiling, inset shelving and windows.

**Office/Play Room (2.32m x 2.77m)** – currently set up as an office but could be used as a playroom for children or furry friends! Fitted with tile effect vinyl flooring, painted walls and ceiling and door through to the utility room.

**Utility (2.87m x 2.48m)** – a large utility room providing an abundance of storage with tile effect vinyl flooring, painted walls and ceiling, strip fluorescent lighting, floor mounted cupboard units, plumbing for washing machine, stainless steel sink and drainer with tile splash back and window.

**Boot Room (1.34m x 2.51m)** – can be accessed either through the utility or through an external door at the side of the house, ideal for leaving muddy boots and raincoats, with tile effect vinyl floor, painted walls and ceiling and housing a Vaillant combination boiler.



**Cloakroom (2.48m x 0.81)** – with tile effect vinyl floor, painted walls and ceiling, WC and wash hand basin.

A 17th Century staircase from the living room leads up to the first floor landing, with carpeted flooring, painted walls and ceiling incorporating timber panelling, built-in period storage cupboards and skylight.

#### First Floor

**Bedroom 1 (3.98m x 5.35m)** – a large double room with carpeted flooring, painted walls with ornate cornicing, walk-in wardrobe/cupboard, period fireplace with decorative plasterwork above and surrounding frieze and sliding sash window with stunning outlook.

**Bedroom 2 (2.08m x 3.82m)** – a double with carpeted flooring, woodchip wallpapered walls and ceiling, period door and large sliding sash window with timber shutters and countryside views.

**Bedroom 3 (5.44m x 4.01m)** – a large double room where you can enjoy beautiful scenery from the moment you wake up, fitted with carpeted flooring, painted and wallpapered walls with decorative cornicing, painted ceiling, fireplace with decorative plasterwork above, period recessed cupboards and sliding sash window.

**Family Bathroom (3.96m x 2.41m)** – fitted out with wood effect vinyl flooring, painted walls and ceiling and providing a WC, wash hand basin with tile splash back, bath with electric shower over, airing cupboard and timber framed casement window.

Externally, there are two dedicated car parking spaces within a shared courtyard, private gated gardens surrounding the front and side of the property, providing a raised gravelled and woodchipped seating area to soak up the summer sun, vibrant and colourful planted sections and a paved patio area. The south-facing gardens provide an excellent outlook across the countryside to one side and Burnside Village the other.

#### SERVICES

The property is connected to mains water, shared private drainage, gas and electricity and heating is provided via a gas fired central heating boiler that supplies perimeter wall mounted radiators and hot water throughout.

Prospective purchasers should make their own enquiries as to the services available for future use.

The property is responsible for an apportionment of the maintenance costs of the foul water drain, septic tank, sewage disposal system, storm water drains and access road. Full details can be provided upon request.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of E53 and a copy of the certificate is available to download from the Edwin Thompson website.

#### COUNCIL TAX

Hollins Farmhouse is assessed for Council Tax purposes within Band D.

#### PRICE

Offered at an attractive guide price of £475,000.

Please note the Vendor is not obliged to accept the highest or any offer, subject to contract.

#### VIEWING

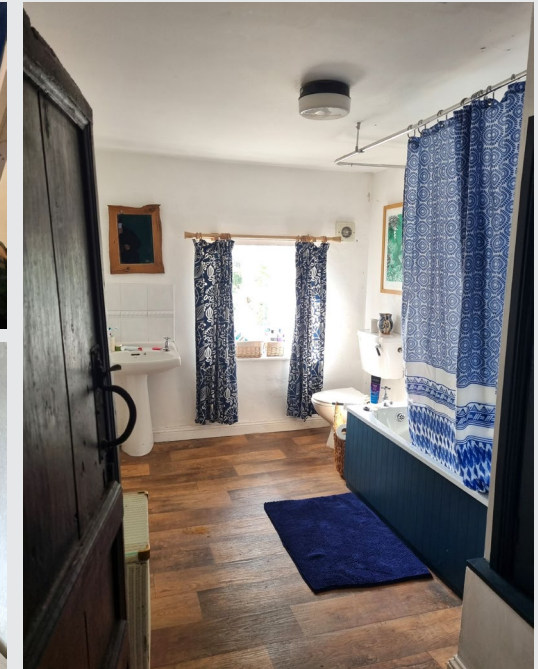
The property is available to view strictly by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Amy Wilkin – [a.wilkin@edwin-thompson.co.uk](mailto:a.wilkin@edwin-thompson.co.uk)

Ellie Oakley – [e.oakley@edwin-thompson.co.uk](mailto:e.oakley@edwin-thompson.co.uk)

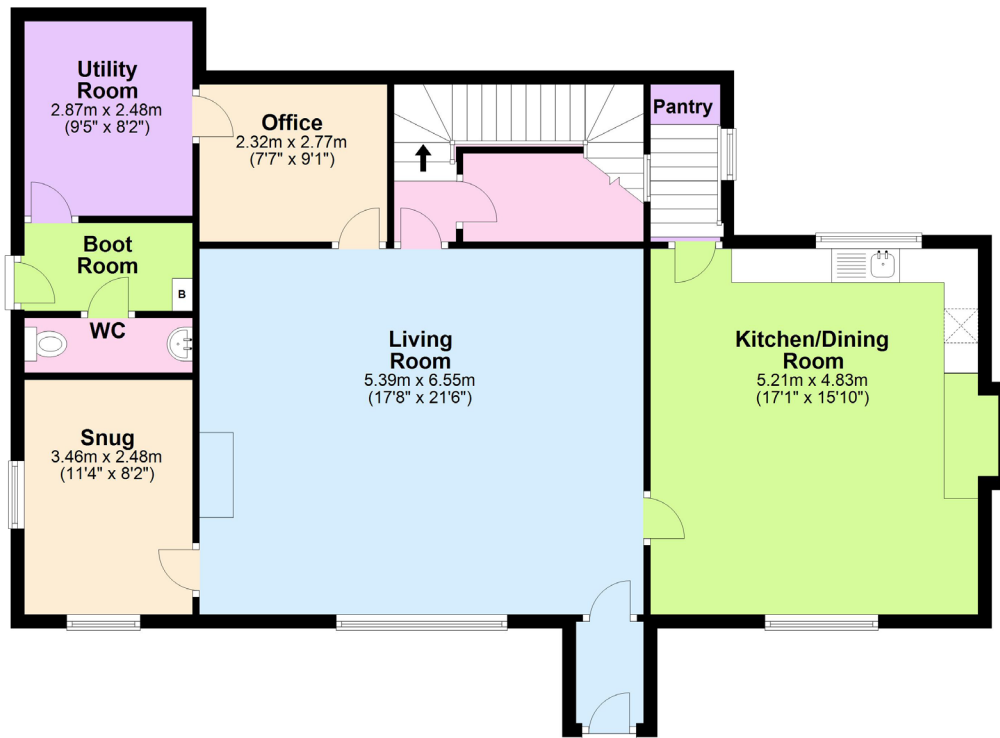
Tel: 01539 448811

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



### Ground Floor

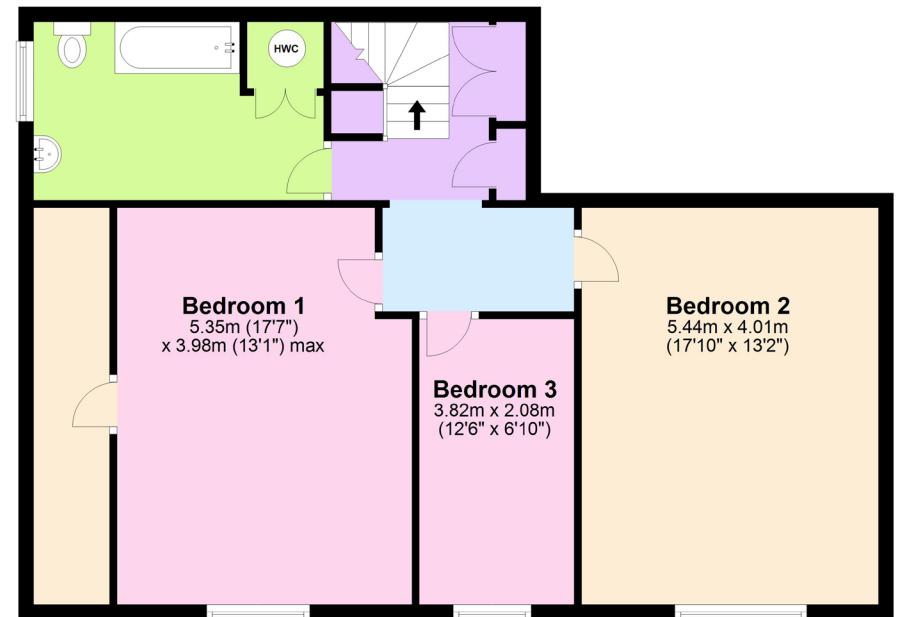
Approx. 103.6 sq. metres (1115.7 sq. feet)



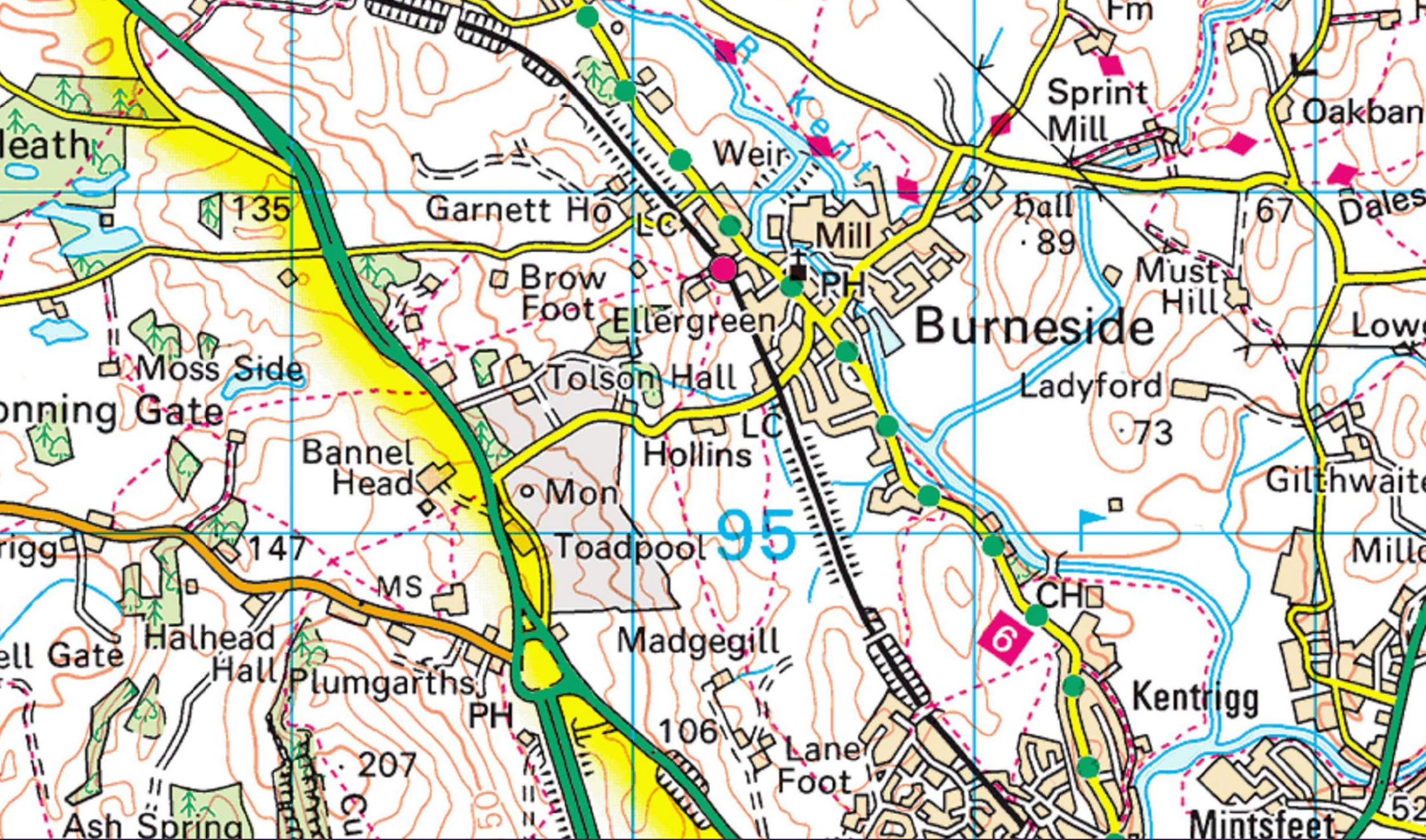
Total area: approx. 103.6 sq. metres (1115.7 sq. feet)

### First Floor

Approx. 78.0 sq. metres (839.5 sq. feet)



Total area: approx. 78.0 sq. metres (839.5 sq. feet)



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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