

For Sale – A Charming Two/Three Bedroom Detached Character Property
With Attached Barn, Garage And Generous Gardens

OAKHILL, RATHERHEATH LANE, BONNINGATE, NR KENDAL, LA8 8JU

Edwin
Thompson





Oakhill

Ratherheath Lane, Boningate, Near Kendal

An attractive and charming two/three bedroom detached character property located in a peaceful rural setting, with attached barn and garage. Situated between Kendal and Windermere, the accommodation has a bright and airy feel and having undergone recent refurbishment, enjoys attractive exposed woodwork throughout, sliding sash windows, a Morso multi fuel stove and cast-iron fireplace all of which add to the traditional cottage charm. The property sits in private position, enjoying views out to the open countryside.

PROPERTY OVERVIEW

- A traditional detached stone and slate character property, providing two/three bedrooms, large cottage garden with mature trees and benefits from a private driveway, turning area and generous parking.
- Offering well-appointed and bright accommodation, including a porch, reception room, snug, office/third bedroom on the ground floor and, two bedrooms and a bathroom on the first floor.
 - Occupying a private position yet enjoying far reaching views across to the Howgills and Cunswick Scar.
 - The property is attached to a stone barn which offers the opportunity for extension or conversion subject to planning.
- Situated in the hamlet of Bonningate on the edge of the Lake District National Park, around 3 miles northwest of Kendal, 6 miles east of Windermere, and some 15 minutes from J36 of the M6 motorway.

Guide Price - £495,000

Property Ref: E1089/2

LOCATION

Oakhill is well-situated off Ratherheath Lane in the South Lakeland hamlet of Bonningate, in South Cumbria, being close 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 4 miles away and Windermere which is 6 miles to the northwest.

Burneside is the closest village (two miles away) located 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. There is a local train station in Burneside 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.

There are a number of established hotels and public houses within a 5 mile radius, and nearby, Kendal provides a lively town centre with good retail and leisure facilities including a number of supermarkets, two shopping centres, Marks & Spencer's and Booths.

Oakhill is accessed directly from Ratherheath Lane which runs between the A591 Windermere - Kendal road, and the B5284 Crook Road.

DESCRIPTION

The property comprises an attractive stone and slate traditional character property positioned just off Ratherheath Lane. The accommodation retains many period features and comprises: a porch, reception room with multi fuel stove, kitchen/dining room with pantry, study or third bedroom on the ground floor, with two double bedrooms and a bathroom on the first floor.

An attached barn and garage offers potential for extension or conversion, subject to planning. Externally, there is a private gravelled driveway, turning area and generous parking. A large cottage garden comprising lawns, mature trees and shrubs wraps around the property. Arriving at a traditional pitched roof entrance porch. The accommodation is arranged as follows:

Ground Floor

Entrance porch: (1.34m x 0.98m)

Timber glazed front door with a brush carpeted floor, stone bench, space to hang coats and boot storage. The porch leads into the reception room.

Reception Room (5.04m x 3.44m)

Dual aspect period windows, creating a beautifully light space with carpeted flooring, multi fuel Morso stove with cast iron feature fireplace, exposed beam, built in shelves with recessed cupboard and spot lighting. Radiator and feature door to porch. Further latch doors to kitchen, study (or third bedroom) and to the first floor.

Kitchen/Dining room (4.60m x 3.80m)

A bright and airy space with recently fitted modern kitchen with integrated electric oven, ceramic hob and extractor. Wood effect vinyl flooring, painted walls and ceiling with spot lighting, fitted floor kitchen units, stainless steel sink and drainer, plumbing for washing machine and dishwasher, two double glazed windows and radiator. A painted stable door with single glazed panel leads to the patio and gardens.

Pantry (1.34m x 0.84m)

Single glazed window, lighting, worktop and fitted shelves accessed from the kitchen.

Study/Third Bedroom (2.31m x 3.12m)

Single glazed sliding sash window, with timber shutters, carpeted flooring and radiator.

Understairs storage (1.16m x 0.84m)



First Floor

Landing (2.10m x 1.58m)

Single glazed window, loft access, built in cupboard with shelving.

Bedroom 1 (3.53m x 2.88m)

A large carpeted double room with radiator, window seat and sliding sash window.

Bedroom 2 (2.36m x 3.07m)

A double bedroom with carpeted flooring, radiator, window seat, loft access and sliding sash window.

Bathroom (2.54m x 1.91m)

Recently fitted modern bathroom with wc, wash hand basin, large corner shower enclosure, bath, double glazed window, shelving and ladder towel radiator.

Attached Garage (3.02m x 6.36m)

Timber double front doors, timber rear door, single glazed window, oil boiler, electricity, plumbing for washing machine

Attached Traditional Stone Barn (3.82m x 6.33m)

The barn provides an L shape to the main residence and provides useful storage and workshop accommodation arranged over ground and first floor.

Ground Floor (6.30m x 4.05m)

Timber stable door, two windows, stalls, lighting, electrical sockets and stairs to first floor.

First Floor (6.30m x 4.05m)

Flooring, lighting & electrical sockets

Outside

The gardens and grounds extend around the perimeter of the property and either side of the gravelled driveway, comprising an orchard, lawns with mature trees, borders and shrubs. There is a generous parking area for four plus vehicles. In addition to the traditional barn, there is a stone outbuilding which was formerly a wc and store, which also offers further refurbishment potential.

SERVICES

Oil fired central heating which supplies perimeter wall mounted radiators and hot water throughout. The property is connected to mains water and electricity, with private drainage. B4RN full fibre broadband to the property.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of E42 and a copy of the certificate is available to download from the Edwin Thompson website.

COUNCIL TAX

We are informed by Westmorland & Furness Council that the property is a Council Tax Band D. The council tax for the year 2024/2025 being £2,272.57.

ADDITIONAL LAND

There is potential for additional land adjacent to the holding which is available by way of separate negotiation. The proposed curtilage can be provided upon request.

PRICE

Offered at an attractive guide price of £495,000.

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

DIRECTIONS

What 3 Words: ///dentures.notched.silent

From the A591 Plumgarths Roundabout, take the road to Crook (B5284). Proceed along the Crook Road for 1.5 miles. At Bonningate, take the right turn onto Ratherheath Lane. Oakhill is the second property on the right-hand side, accessed down a short private driveway.

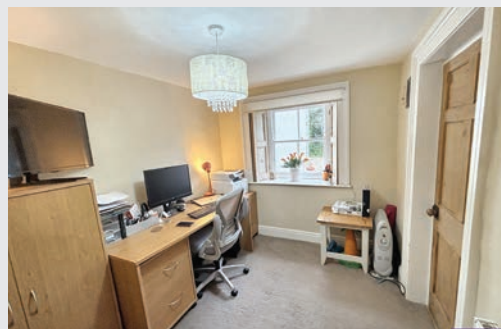
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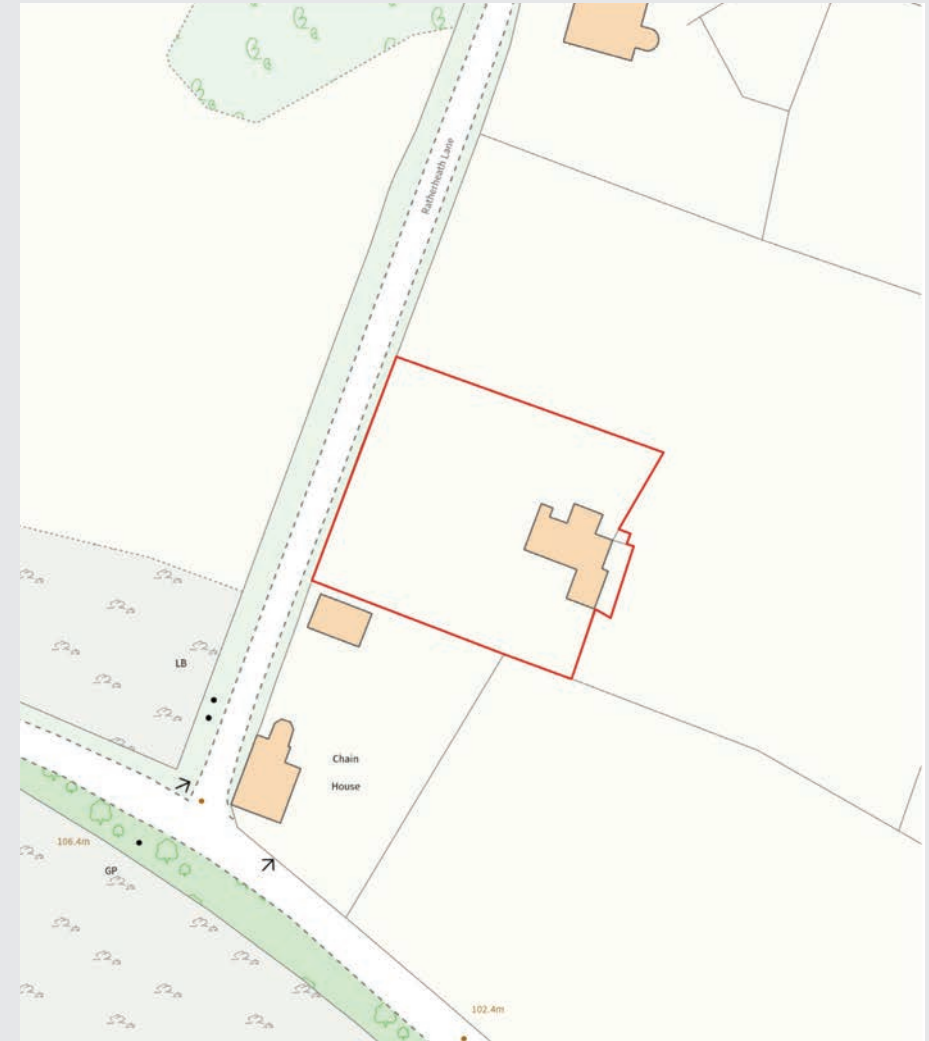
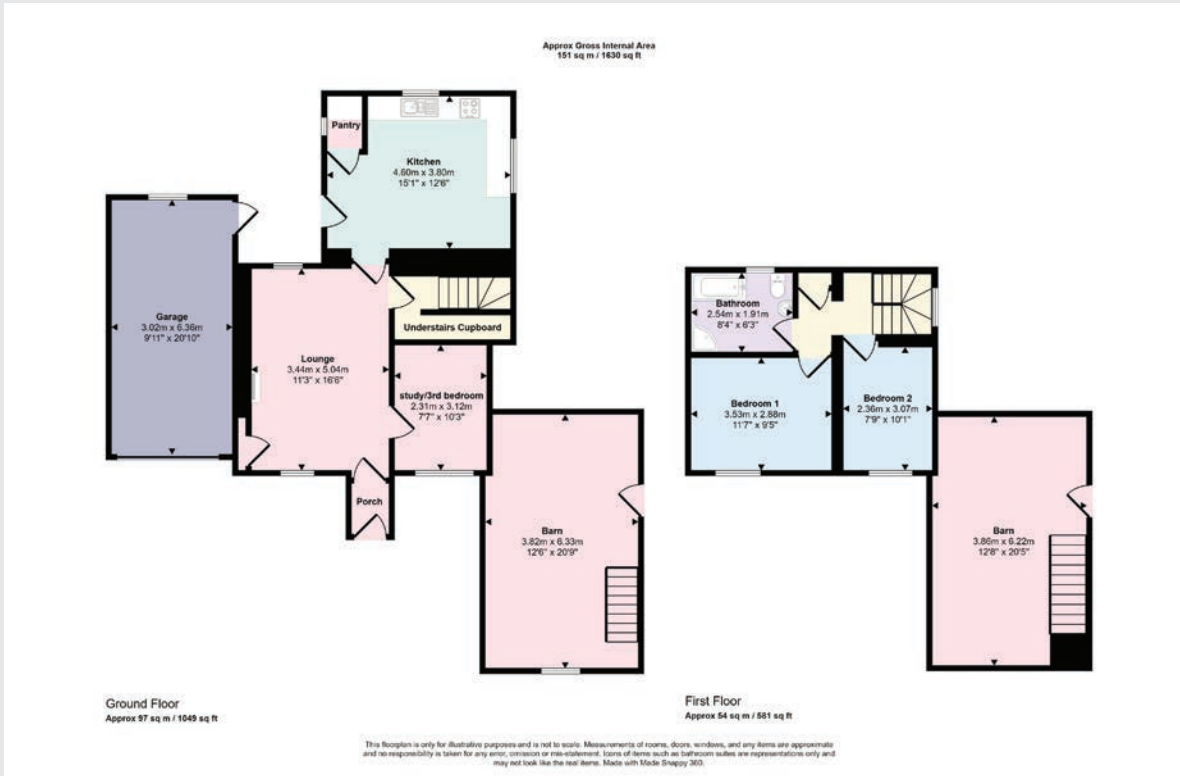
The property is available to view strictly by prior appointment only with the Windermere Office of Edwin Thompson LLP. Please contact:

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Tel: 01539 448811

www.edwin-thompson.co.uk





Energy performance certificate (EPC)

<small>DATE ISSUED</small> <small>ISSUED FOR</small> <small>ISSUED BY</small>	E	<small>ISSUE DATE</small> 1 July 2025
<small>PROPERTY TYPE</small> Detached house	<small>CURRENT ENERGY RATING</small> E	<small>POTENTIAL ENERGY RATING</small> A
<small>TOTAL FLOOR AREA</small> 84 square metres	<small>REMARKS</small> The property is a detached house with a total floor area of 84 square metres. The property is currently rated E and has a potential rating of A.	

Rules on letting this property

Properties can let for 12 months based on an energy rating from A to G.

[View more information on the rules on letting this property.](#)

Energy rating and score

The property's energy rating is E. This is the potential is A.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60







Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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