

Kendal - 5 Miles

Milnthorpe - 6 Miles

Bowness-on-Windermere- 9 Miles



TREVOL

Crow Wood Field, Brigsteer, Kendal, Cumbria, LA8 8AW

Price: £875,000 Offers in the Region

A remarkable detached property with garage, extensive landscape gardens and woodland set within 1.64 acres of grounds.

Viewings: Strictly by prior appointment through Richard Turner & Son Sawley Office.

Council Tax Band G

Energy Performance Certificate Band F

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

T: 01200 441351 E: sawley@rtturner.co.uk W: www.rtturner.co.uk

Trevol is a remarkable detached, secluded residence. Situated in generous grounds and gardens with absolutely stunning views across the Lyth Valley towards Cartmel Fell and Morecambe bay to the south and the Old Man of Coniston to the North East.

Trevol is situated within the picturesque village of Brigsteer in the Lake District National Park. Brigsteer is a flourishing village, which benefits from a village hall and renowned Wheatsheaf public house and restaurant. There are a variety of countryside walks right on the doorstep, a community store in the nearby village of Levens with many amenities available in and around the market town of Kendal. Oxenholme railway station is part of the West Coast Mainline and only 6 miles away. There are good access roads with links to the M6 motorway and yet Brigsteer remains a peaceful haven away from the hustle of modern life.

Trevol comprises a modern detached property with three bedrooms. The property is a home, offering stunning views from all rooms, including a large South facing balcony with wind out awning.

On the Northern boundary, there is a building plot with outline planning permission for one house. This was granted in April 1963 and remains valid due to a material start being made.

Services available are mains water; mains electric, mains sewage and warm air oil fired central heating. Condition of the property is in excellent order throughout. Viewing is highly recommended.

The property is approached via a tarmac driveway and entry from the front of the property is at first floor level.

Accommodation Comprising

First Floor

Porch

Glass fronted porch with tiled floor and side light.

Hallway/ Landing

Carpeted floor with center light and wall light. A cupboard houses the electric distribution switchboard and heating controls.

Kitchen/ Diner

3.54m x 5.53m (11.7ft x 18.2ft)

With fitted wall and base units, partly tiled walls and tiled floor, built in cupboard with shelving, ceiling lights and sliding French doors leading onto balcony area.

Dining Room

4.81m x 4.20m (15.9ft x 13.9ft)

With air conditioning unit, carpeted floor, centre light and wall lights and sliding French doors leading onto a balcony area.

Bedroom One

3.85m x 4.20m (12.8ft x 13.9ft)

With fitted wardrobes, carpeted floor, centre and wall lights and French doors leading onto a balcony area.

En-suite

Modern en suite finished to a high standard with white toilet, hand basin, shower cubicle with power shower, heated towel rail, tiled walls and floor and spotlights in ceiling.

Inner Hallway

With tiled floor, ceiling light and large fitted cupboard providing plenty of storage. Access to generous loft area with pull down ladder.

Utility Room

2.40m x 2.11m (7.10ft x 6.11ft)

Fitted wall and base units with tiled floor and centre light.

W.C.

With toilet, hand basin, storage cupboard housing washing machine, tiled floor and centre light.

Garage

4.29m x 6.88m (14.1ft x 22.7ft)

Large garage with electric up and over door, concrete floor, electric points and ceiling strip lights.

Ground Floor

Hallway

With under stairs storage cupboard, carpeted floor and ceiling light.

Living Room

5.40m x 4.20m (17.9ft x 13.9ft)

Light and airy room with carpeted floor, with two ceiling and wall lights, Swedish style wood burner in Westmorland slate hearth .French sliding doors leading to conservatory.

Conservatory

5.60m x 2.24m (18.4ft x 7.4ft)

With glass front and crazy paving style floor, two ceiling lights and double French sliding doors leading to the patio.

Sitting Room/ Bedroom Two

3.32m x 2.91m (10.11ft x 9.7ft)

Carpeted floor, ceiling and wall lights and sliding French doors leading to patio area.

Bedroom Three

3.02m x 3.97m (9.11ft x 13.0 ft.)

Double room with fitted wardrobe/ dressing table with ceiling light and reading lights, carpeted floor and double sliding French doors leading onto a patio area.

Family Bathroom

White suite; with toilet, heated towel rail, large bath, tiled walls and floor.









Outside

To the front of the property, there is a Tarmac drive with ample parking and room for turning. There is a patio area with water feature. To the front and Western side of the property, there is a large grassed lawn with flowerbeds, mature shrubs and a garden shed. There are graveled paths around the garden area.

To the rear of the property, there is a patio and gravel area, with a water feature. To the Eastern elevation of the property, there are external steps leading to where the oil tank is stored and there is a boiler room with storage available.

The woodland is to the South of Trevol and extends to approximately 1 acre. The woodland is steep sloping and comprises of broadleaf trees.

On the Northern boundary, there is a building plot with outline planning permission for one house. This was granted in April 1963 and remains valid due to a material start being made.







Services:

Mains water and drainage connected electricity and oil central heating.

Council Tax:

Band G and is £3,379.20 per annum. The Local Authority is **South Lakeland Council**.

Tenure:

Freehold with vacant possession upon completion.

Directions:

At Junction 36, head left on the slip road for A590 towards Barrow / Kendal / Kirkby Lonsdale / Skipton. For 3.5 miles, keep straight to get onto A591, in 1.4 miles Turn left onto Whetstone Lane, in 0.7 miles turn right to stay on Whetstone Lane, in 0.3 miles Bear left onto Brigsteer Road at 0.4 miles road name changes to Brigsteer Brow. At 0.3 miles, keep straight to get onto road. In 0.2 miles turn left onto Crow Wood Field. At the end of the road in Trevol.

Viewings:

Strictly by prior appointment through Richard Turner & Son Sawley Office.

Solicitors:

Holdens Solicitors
2 Castle Hill
Lancaster, LA1 1YR

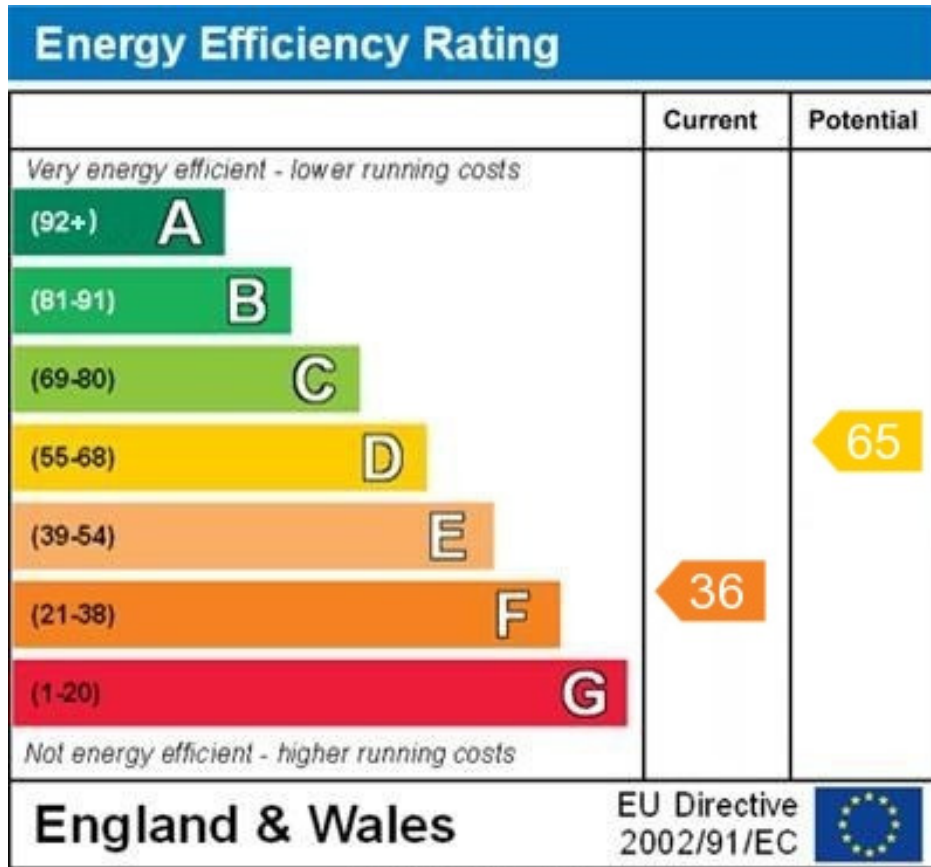
Agents:

Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH.
Tel: 01200 441351. **Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Energy Performance Certificate (EPC)

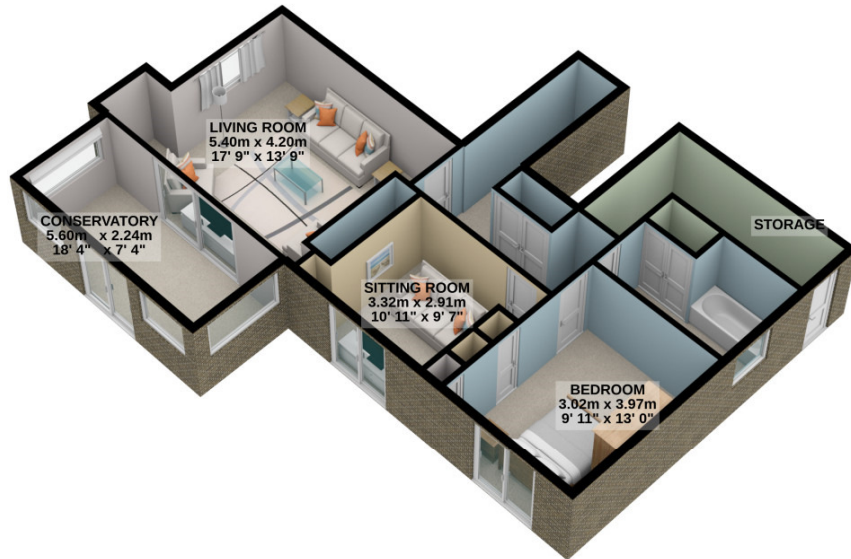


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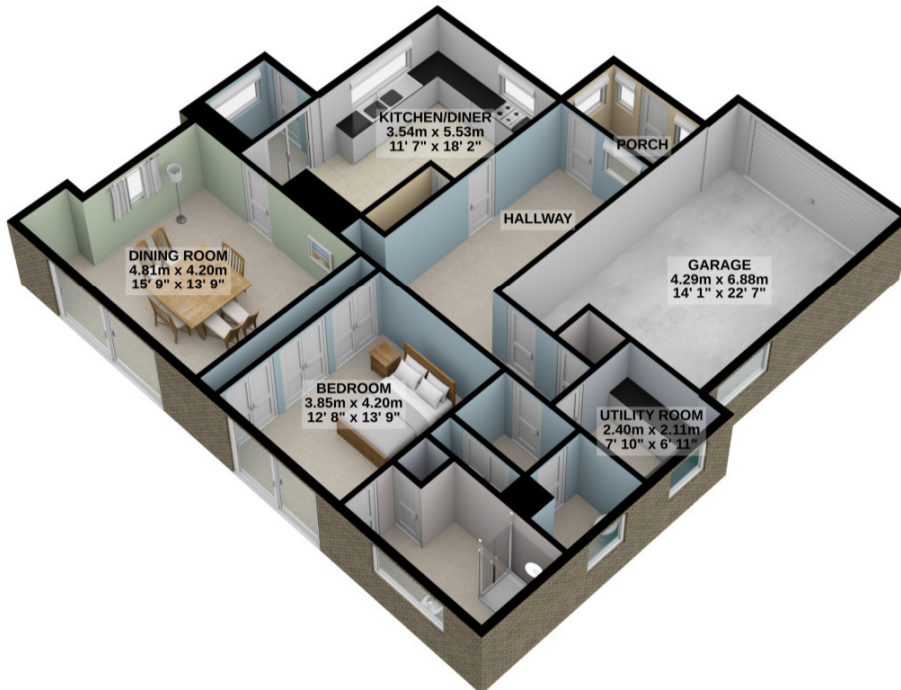


3D Floor Plan

GROUND FLOOR
80.9 sq.m. (870 sq.ft.) approx.

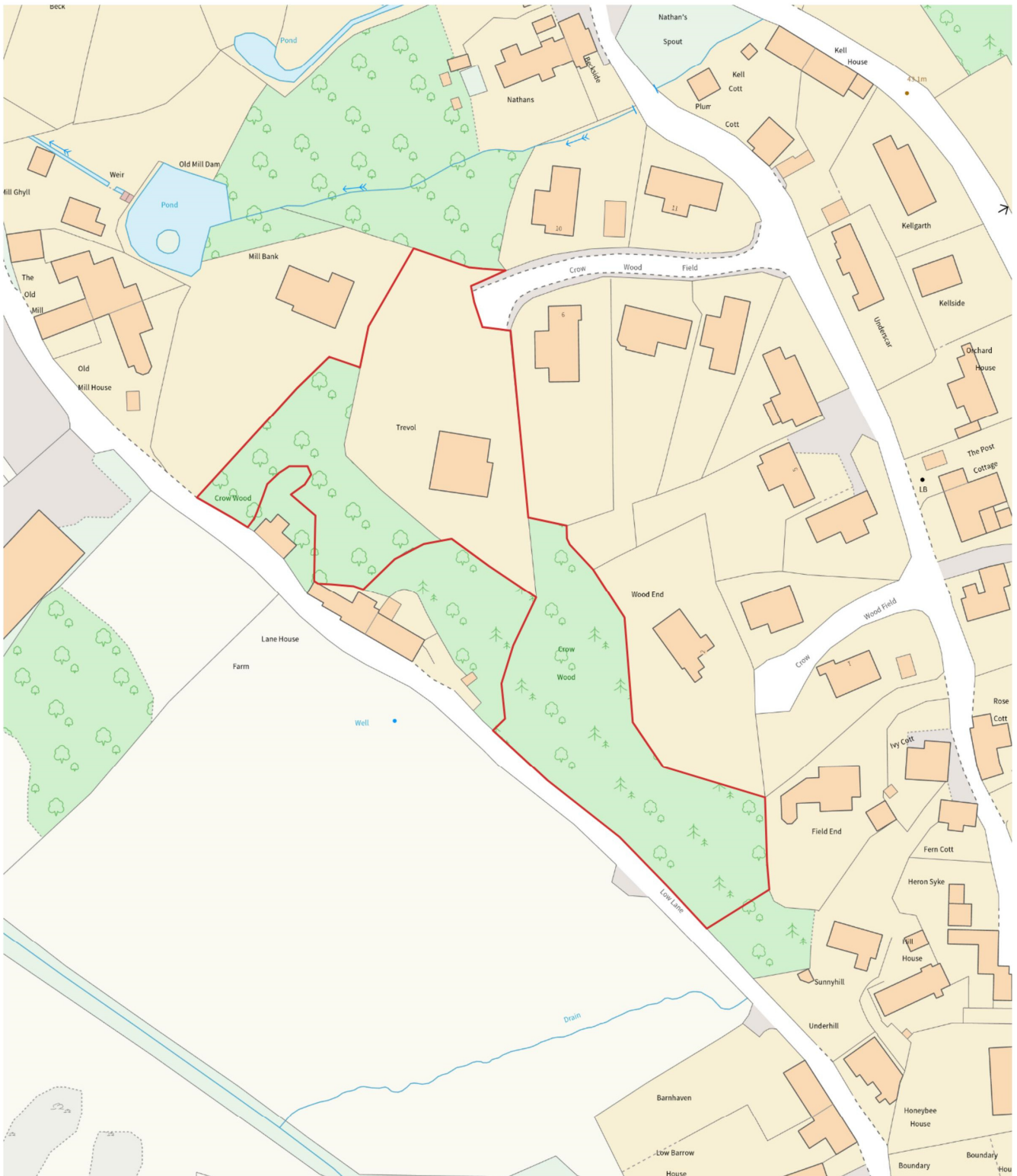


FIRST FLOOR
126.8 sq.m. (1365 sq.ft.) approx.

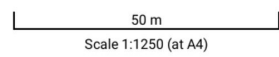


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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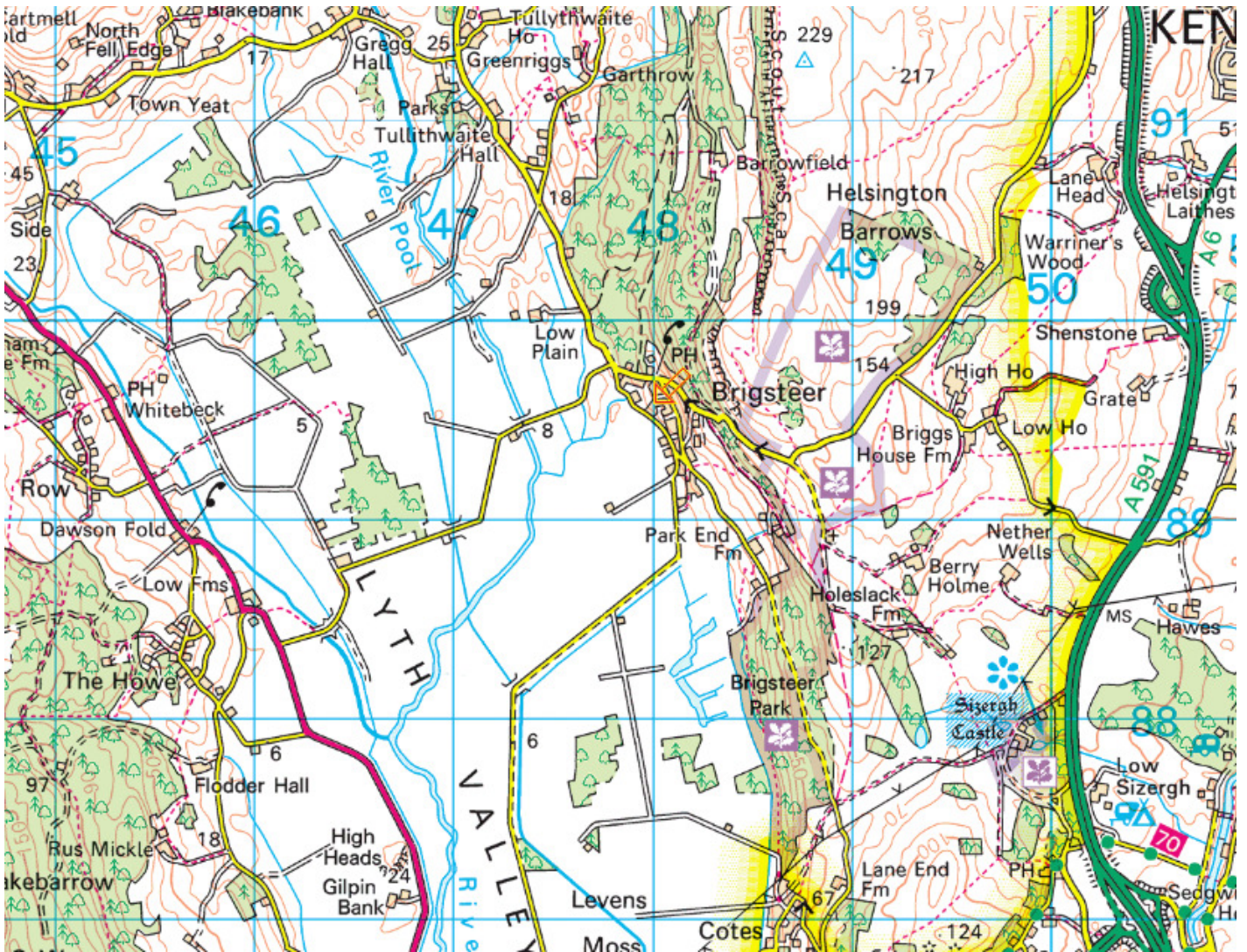
Boundary Plan



Produced on Feb 20, 2022.
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Site Plan



General Remarks and Stipulations

Local Service Authorities:

Cumbria County Council: The Courts, Carlisle, CA3 8NA Tel: 01228 23 456

South Lakeland District Council: South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 4DQ. Tel: 01539 733 333

Electricity North West: Parkside Road, Kendal. Tel (01539) 721 301

United Utilities Water PLC: Haweswater House, Lingley Mere Business Park, Great Sankey, Warrington. Tel 0845 746 2255

Tenure and Possession: The property is available freehold with vacant possession.

Sales Particulars and Plans: The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the selling agents. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

Fixtures and Fittings: All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Town Planning and Local Land Charges: So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

Timber and Wood:

All growing timber and fallen timber are included in the sale.

Rights and Easements: The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

Overhead Electricity & Telephone Lines & Underground Cables:

The Purchaser of the land shall take it subject to such Wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

Disputes: Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

Insurance: As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

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MISREPRESENTATION ACT 1967:

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