



| Grayrigg | Kendal | LA8 9ET

Guide Price £865,000



david britton
ESTATES

Key features

- Detached 4 Bedroom 17th Century Farmhouse
- Retains many charming original features
- 2 reception rooms and large sun room
- Study, snug, en suite and state of the art family bathroom
- 2.4 acres of formal and wild gardens
- 2 useful outbuildings
- Parking for several vehicles
- Broadband download speed up to 1000MBPS
- Open countryside on the doorstep
- Located well for Kendal amenities and transport with links to M6 and Lake District closeby

Description

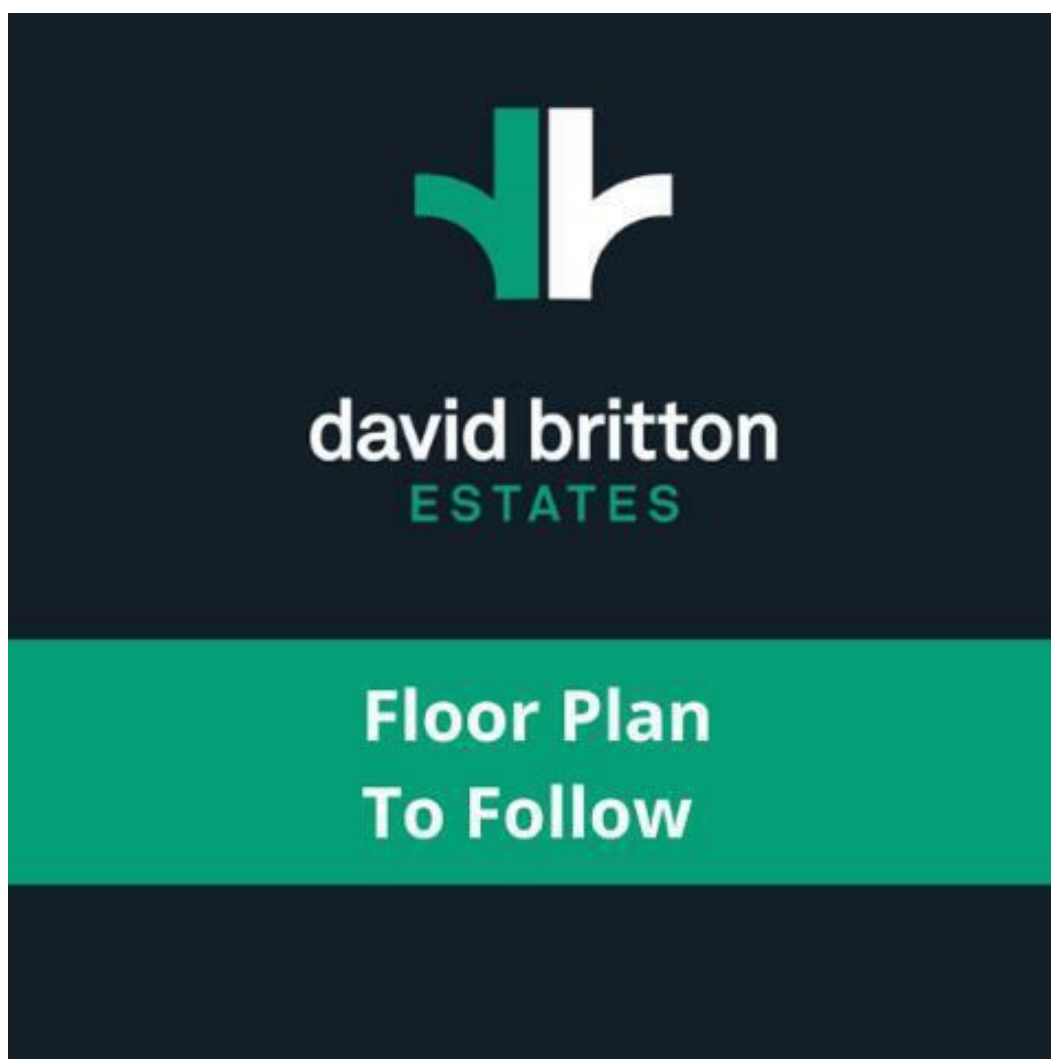
Castley Bank is a classic 18th Century Cumbrian stone farmhouse steeped in history, with many original features which have been sympathetically restored and updated by its current owner. The house retains many of its original features including oak beams, Georgian wood paneling, windows, fireplaces and door latches. Modern upgrades include the complete electrical rewiring of the house with an integrated fire, smoke and carbon-monoxide detector system with USB sockets installed in each room. The family bathroom has been completely modernized and the house benefits from a state-of-the-art German electrical central heating system with individually programmed radiators to each room. This heating system was designed and manufactured specifically for the house.


This stunning property occupies a peaceful and private location in the heart of the Cumbria countryside with 2.4 acres of formal gardens and wild areas including a woodland, a stream and a wildflower meadow. Included are two substantial stone barns making this characterful home worthy of an early viewing. Castley Bank has excellent transport links with junctions 37 and 38 of the M6 motorway just a ten and fifteen minute drive away. The Lake District National Park is one mile away and the Yorkshire Dales National Park seven miles. Grayrigg Village is a practical location for those seeking a country lifestyle, yet all necessary amenities are available in nearby Kendal which is only a 10-minute drive away. These amenities include schools, supermarkets, shops, Kendal Leisure Center, pubs, restaurants and the Brewery Arts Centre.

Directions







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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