







# Brentwood

Kendal, Cumbria, LA8 8AJ

Full-length windows throughout the home flood the interiors with natural light while connecting each room to the captivating landscape. Additional features include oak and glass balustrades that enhance the sense of openness, there is generous storage throughout, and the garage has further external storage and fully double-glazed windows.

Arranged over four beautifully designed levels, this exceptional home has been comprehensively remodelled and extended to create a light-filled and elegant living environment. A seamless blend of modern design and practical family living, the property offers both style and versatility throughout.

At its heart lies an impressive open-plan kitchen, living and dining space arranged over a split level and perfectly suited to both everyday living and entertaining. The accommodation also comprises four well-proportioned bedrooms, three of which benefit from en-suite facilities, alongside a contemporary family bathroom, making it an ideal retreat in a village celebrated for its charm, tranquillity and stunning natural surroundings.

## Quick Overview

Splendid detached contemporary home

Stunning open-plan living areas

Fitted kitchen and utility

Four bedrooms, three with en-suite

Large storage space throughout

Close proximity to local pub

Situated in picturesque village

Elevated position with fell views

Detached garage with off-road parking

Ultrafast broadband speed\*







# Location

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Situated within the Lake District National Park, Brentwood is a striking contemporary detached residence, commanding an elevated position in the heart of the picturesque village of Brigsteer, just a short stroll from the popular Wheatsheaf Pub and approximately four miles south-west of the historic market town of Kendal.

This superb setting affords breathtaking open views across the surrounding countryside and towards the Lakeland fells yet places the home within easy reach of Kendal's shops, restaurants and cultural amenities. The property is also perfectly positioned for exploring the rest of Lake District National Park, with its stunning fells, lakes and outdoor pursuits only a short drive away.



# Light and Spacious

The property is entered currently via the side door into a beautifully appointed kitchen, featuring sleek base units, twin sinks beneath a side-aspect window and a tiled floor that adds both style and practicality. A central island forms a striking focal point, incorporating integrated Neff oven and microwave, an AEG four-ring electric hob with extractor unit and a curved breakfast bar at the head, perfect for informal dining. Characterful exposed beam work adds architectural interest overhead, complemented by a modern cable lighting system. A double metal tambour cabinet and nearby cupboard-housing the gas LPG Worcester boiler-provide practical storage solutions. A door leads through to a utility room, fitted with wall and base units, an inset sink, plumbing for a washing machine and ample space for coats and footwear.









# Relax and Unwind

A step from the kitchen leads into the open-plan living area, where warm wooden flooring transitions to carpet. A dual-aspect staircase rises to the first-floor landing and a door opens to the inner hall and the front door. The living area, framed by full-height rear-aspect windows, offers flexible space for both relaxed living and formal entertaining. To the right, a short flight of steps descends to a further dining and seating area, featuring a full-height front-aspect window with panoramic views over Brigsteer and Lyth Valley, an open feature fireplace with brick hearth and integrated LPG fire, and oak and glass balustrades flanking the central steps.

From the inner hall, stairs lead to the upper ground floor landing, a generous open-plan space currently used as a library, also offers flexibility to serve as a further sitting area. From this area, A door leads to the cloakroom, which includes a WC and wash hand basin. There is also a further storage cupboard plus open area and onward access to two bedrooms and the house bathroom.



# Peace and Tranquility

Bedroom Four is a double room with front-aspect windows, capturing charming views and providing a versatile space suitable for use as a bedroom or study. Bedroom Two is a larger double, featuring full-height front-aspect windows overlooking a small patio and the surrounding views. The room includes a walk-in wardrobe with internal shelving. The room flows through to a dressing area with side-aspect windows, leading seamlessly to an open-plan en-suite shower room with corner shower, WC, wash hand basin, wall-mounted heated towel rail and part-tiled walls and flooring.

The house bathroom is fitted with a three-piece suite, including a panelled bath, wash hand basin and WC, complemented by tiled walls and a rear-aspect window.









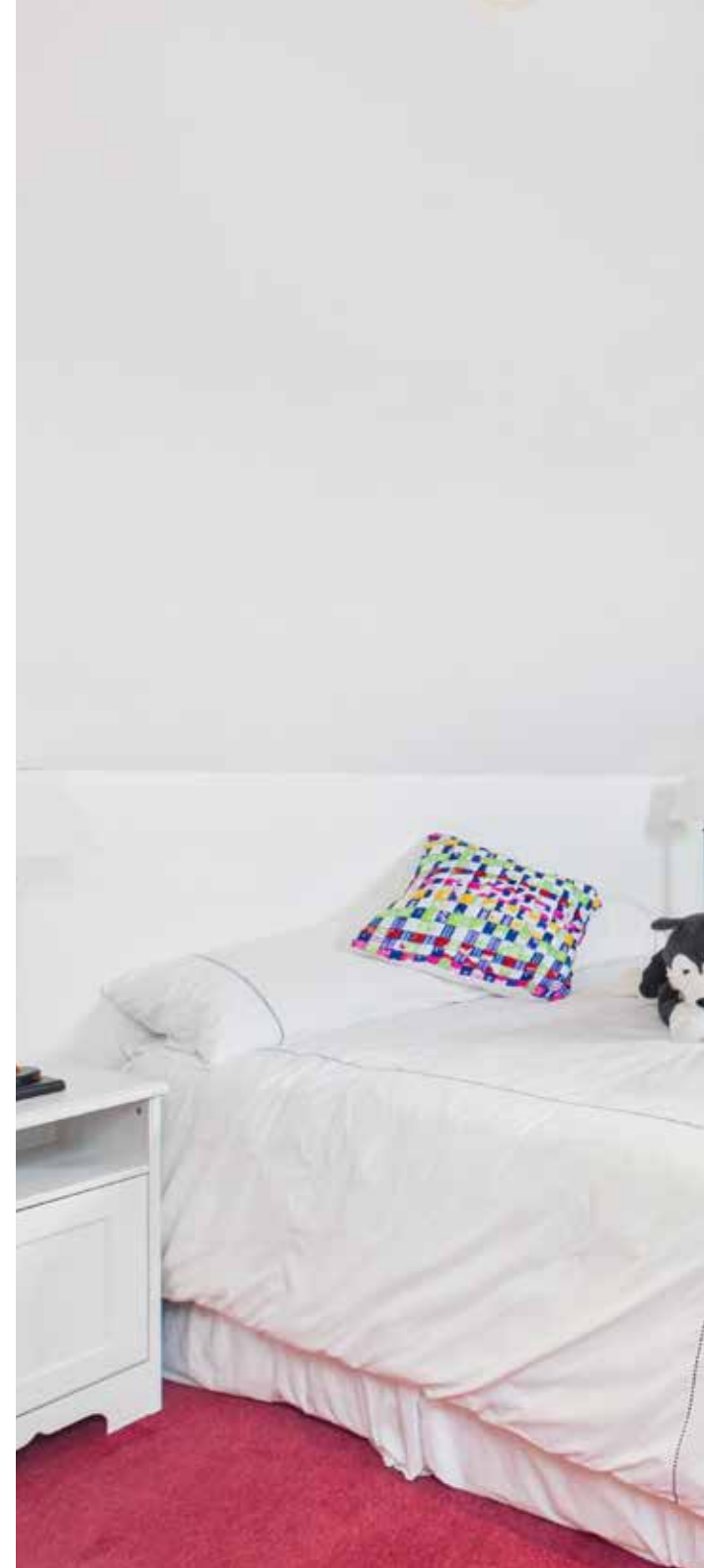
# A Room with a View

Stairs from the upper ground floor landing lead to the first-floor landing, illuminated by a Velux roof light, providing access to Bedroom One. This principal bedroom is a generous double, dominated by a full-height picture window framing breathtaking front-aspect views, with space for both seating and sleeping areas. The room also features a side-aspect window, a walk-in wardrobe and additional boarded under-eaves storage beyond the wall. The en-suite is luxuriously appointed with a four-piece suite, including twin sinks, bidet, WC, a walk-in shower with rain head and hand-held attachment and a Velux roof light enhancing light and space.



## Second Floor

Further steps from the first-floor landing lead to the second floor, where Bedroom Three is located. This large double room benefits from two Velux roof lights, under-eaves storage and a built-in cupboard. The en-suite features a three-piece suite with a panelled bath, WC and wash hand basin, complemented by part-tiled walls and flooring and a side-aspect window.







# Outdoor Space

Externally, the property benefits from a substantial garage with an electric up-and-over door, power and lighting. Above the garage, a versatile attic room provides additional space, ideal for storage, a home office, or a hobbies room.

The gardens are arranged over multiple tiers, offering a blank canvas for landscaping or outdoor living. Steps rise from the driveway to a large patio area. The attractive outdoor space is bordered by mature trees and shrubs, with a wall and hedged boundary providing privacy. A flagged pathway, accented with decorative stones, runs the full circumference of the property. Where it passes in front of the house, a metal railing lines the path, looking down over the garden tiers and enhancing the sense of space and outlook. The second patio benefits from the sun throughout the day.





# Important Information

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**Parking:**

Garage and Off-Road Parking

**Tenure:**

Freehold.

**Council Tax Band:**

Westmorland and Furness District Council - Band G.

**Services:**

Mains Electricity, LPG, Klargester private drainage system.

**Energy Performance Certificate:**

The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words:**

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**Directions:**

From Kendal, proceed out of town in a westerly direction on the Brigsteer road, cross the bypass, and continue along Helsington Barrows to Helsington Church. The road bears sharply right continuing down the hill into the village of Brigsteer. At the bottom of the hill and just before The Wheatsheaf Pub, Brentwood is situated on the right hand side.

**Broadband Speeds:**

Ultrafast broadband speed\*

This is more than just a home-Brentwood is an invitation to embrace a lifestyle defined by light, space and breathtaking scenery. From its elevated position in the heart of Brigsteer, each room captures uninterrupted views across the Lyth Valley and Lakeland fells, connecting you to the surrounding countryside in every direction. Whether enjoying peaceful moments in the tiered gardens, entertaining in the light-filled living spaces, or simply gazing across the hills from the full-height windows, this is a rare opportunity to live in harmony with nature while enjoying the elegance and versatility of a truly exceptional home.





**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Kendal office:**

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