MILLBROOK LODGE



BLENHEIM





PEACEFULLY LOCATED BY THE WATERSIDE AND OFFERING LUXURY ACCOMMODATION

WELCOME TO MILLBROOK LODGE, A HAVEN OF TRANQUILLITY AND CONTEMPORARY LIVING.

This outstanding four/five bedroomed detached residence boasts over 2400 sq.ft of accommodation and sits in a peaceful position alongside Peasey Beck. A quaint stone bridge over the Beck sets the tone for this beautiful stone-built property, which stands proudly above the waterside.





Currently operating as a successful holiday let due to its fantastic location, Millbrook Lodge also lends itself to being a beautiful family home.

Taking full advantage of the property's stunning setting, a stone flagged terrace spans the width of the building and presents opportunities for entertaining, alfresco dining or simply enjoying a relaxing evening by the water. Off-road parking is available to one side of the home, as well as access to an integral double garage.

A well-appointed breakfast kitchen features a central island and bi-folding doors onto the outdoor terrace, along with a useful utility room and WC. The two reception rooms are generously proportioned, including a superb lounge with a focal point split face tiled wall and a Gazco log effect gas fire. One of the ground floor rooms is currently used as a fifth bedroom, but offers the versatility to be another reception room, if desired.

Across the first floor are three spacious double bedrooms and a good-sized twin bedroom, two of the bedrooms have the benefit of modern en-suite shower rooms. A family bathroom with a large spa bath and a shimmering mosaic tiled feature wall offers the perfect retreat, whilst a fabulous cinema room on the second floor provides excellent flexibility and extensive eaves storage.

Millbrook Lodge is located in the village of Endmoor, which has a public house and a bakery. Beautiful walks can be enjoyed from the doorstep through rolling fields, woodland and along the canal from nearby Crooklands. Around 5 miles away is Kendal, the gateway to the Lakes. Kendal offers a host of amenities, such as restaurants, independent and high-street shops, cafes, public houses and one of the UK's leading art galleries - Abbot Hall. The property is conveniently placed for access to the M6, the Lake District and the Yorkshire Dales, making commuting and spontaneous trips easy. Oxenholme train station is accessible within a short drive, allowing rail journeys to London, Scotland, Manchester and Windermere. There are many schooling options, including a primary school in Endmoor village, Queen Elizabeth School in Kirkby Lonsdale, two secondary schools in Kendal and independent schools such as Windermere School and Sedbergh School.

The property briefly comprises of on the ground floor: Entrance hall, lounge, dining room, integral double garage, bedroom 5, breakfast kitchen, utility room and WC.

On the first floor: Landing, bedroom 1, bedroom 1 en-suite shower room, bedroom 2, family bathroom, bedroom 3, cylinder store, bedroom 3 en-suite shower room and bedroom 4.

On the second floor: Half landing and cinema room.



GROUND FLOOR

Double UPVC doors with double glazed panels open to the entrance hall.

Entrance Hall

Providing a warm welcome to the home, the entrance hall has a coved ceiling, pendant light point, central heating radiators, telephone point and engineered oak flooring. Doors open to the lounge, dining room, bedroom 5 and breakfast kitchen.

Lounge

13'9 x 13'4 (4.20m x 4.07m)

A good-sized reception room with side facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. The focal point of the room is the split face tiled wall with an inset Gazco log effect gas fire. A UPVC door with a double glazed panel and matching side panels overlooks Peasey Beck and opens to the front of the property.

Dining Room

16'8 x 12'5 (5.09m x 3.78m)

A generously proportioned dining room with a rear facing UPVC double glazed window, coved ceiling, pendant light points, central heating radiator and engineered oak flooring. Double oak doors open to the integral double garage.

Integral Double Garage

Having an up-and-over door, light, power, a water tap and provision for a hot tub. In the roof space of the garage is an area of open storage. A UPVC door with a double glazed panel opens to the rear of the property.

Bedroom 5

12'5 x 11'7 (3.78m x 3.53m)

A versatile room, currently used as a bedroom but could be utilised as an additional reception room. Having a rear facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator, TV/aerial point and engineered oak flooring.

Breakfast Kitchen

14'6 x 13'5 (4.43m x 4.08m)

A well-appointed breakfast kitchen with a side facing UPVC double glazed window, coved ceiling, recessed lighting, pendant light points, TV/aerial point and under floor heating. A range of fitted base/wall and drawer units incorporate matching work surfaces, upstands and an inset Lamona 1.5 bowl sink with a Grohe boiling water tap. A central island provides additional storage and the matching work surface extends with space for two chairs. Appliances include a Rangemaster range cooker with a five-ring gas hob (including a wok burner), two ovens, a grill and a Rangemaster extractor hood above. There is an integrated Whirlpool microwave, an integrated Siemens dishwasher and space/provision for a freestanding American style fridge/freezer. A timber door opens to the utility room. Bi-folding UPVC doors with double glazed panels open to the front of the property. A UPVC door with a double glazed panel opens to the left side of the property.

Utility Room

Having a side facing UPVC double glazed window, strip light point and under floor heating. A range of fitted base and wall units incorporate a work surface, upstands and an inset Lamona 1.5 bowl sink with a chrome mixer tap. There is space/provision for an automatic washing machine, a tumble dryer and an under-counter appliance. A timber door opens to the WC.

WC

Having a rear facing UPVC double glazed obscured window, coved ceiling, flush light point and under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. A built-in storage cupboard houses the Vaillant boiler.

From the entrance hall, a staircase with timber hand rails, balustrading and under-stairs storage cupboards rises to the first floor.



ENTRANCE HALL

DINING ROOM



LOUNGE



LOUNGE



BEDROOM 5



UTILITY ROOM



BREAKFAST KITCHEN

FIRST FLOOR

Landing

Having a coved ceiling, pendant light point, central heating radiators and doors opening to bedroom 1, bedroom 2, family bathroom, bedroom 3 and bedroom 4. Two separate timber doors with glazed panels open to a staircase, which rises to the second floor.

Bedroom 1

12'5 x 8'8 (3.78m x 2.64m)

Having a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber effect flooring. A timber door opens to the bedroom 1 en-suite shower room.

Bedroom 1 En-Suite Shower Room

Having a rear facing UPVC double glazed obscured window, coved ceiling, extractor fan, recessed lighting, three fully tiled walls, chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

13'9 x 13'5 (4.20m x 4.08m)

A spacious double bedroom with front and side facing UPVC double glazed windows, coved ceiling, flush light point, central heating radiator and timber effect flooring.

Family Bathroom

A superb family bathroom with a rear facing UPVC double glazed obscured window, coved ceiling, recessed lighting, extractor fan, fully tiled walls featuring mosaic tiling, wall mounted television, chrome heated towel rail and an illuminated vanity mirror. A suite in white comprises a low-level WC and an oak vanity unit incorporating a stone wash hand basin with a chrome mixer tap and storage beneath. To one wall is a large spa bath with a chrome mixer tap and a hand shower facility.

Bedroom 3

12'2 x 8'8 (3.70m x 2.65m)

Another double bedroom suite with a side facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator and timber effect flooring. Timber doors open to a cylinder store and the bedroom 3 en-suite shower room.

Cylinder Store

Housing the Telford hot water cylinder.

Bedroom 3 En-Suite Shower Room

A modern en-suite with a rear facing UPVC double glazed obscured window, coved ceiling, extractor fan, recessed lighting, three fully tiled walls, chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with two fitted Bristan rain head showers, two additional hand shower facilities and a glazed screen/door.

Bedroom 4

13'10 x 13'5 (4.21m x 4.10m)

A well-proportioned double bedroom with front and side facing UPVC double glazed windows, coved ceiling, flush light point, central heating radiator and timber effect flooring. A range of fitted furniture incorporates short hanging and shelving.



BEDROOM 2



BEDROOM 1



BEDROOM 1 EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 3



BEDROOM 3 EN-SUITE SHOWER ROOM



BEDROOM 4



FAMILY BATHROOM



FAMILY BATHROOM



CINEMA ROOM

SECOND FLOOR AND EXTERIOR & GARDENS

From the landing, a double-turn staircase with timber hand rails and balustrading rises to the:

Second Floor

Half Landing

Having a front facing UPVC double glazed window and wall mounted light point. The staircase continues to the cinema room.

Cinema Room

25'9 x 16'6 (7.84m x 5.03m)

A flexible space, currently used as a cinema room. Having front and side facing UPVC double glazed dormer windows, a Velux roof window, flush light points, central heating radiators, telephone point and engineered oak flooring. Various access hatches open to eaves storage, which goes around the perimeter of the room.

Exterior and Gardens

From Gatebeck Road, a private lane leads over a bridge and provides access to the right side of Millbrook Lodge where there is a parking area for two vehicles with exterior lighting and provision for an electric vehicle charging point. Access can be gained to the integral double garage.

A wide opening provides access to the front of the property, where there is a pleasant stone flagged seating terrace. The terrace is bordered by wrought iron balustrading and spans the width of the home, making it a fantastic space for relaxing, entertaining and enjoying the tranquil sounds of the Beck ambling by. There is exterior lighting, a patio heater, a water tap, external power points and three borders containing shrubs. Access can be gained to the main entrance door, lounge and breakfast kitchen. A wrought iron gate opens to steps, which lead down to the Beck.

A stone flagged path leads down the left side of the property with exterior lighting. Access can be gained to the breakfast kitchen. The path continues to the rear with exterior lighting and access can be gained to the integral double garage. A wrought iron pedestrian gate opens to the gravelled passageway/road beyond the property's boundary.



CINEMA ROOM













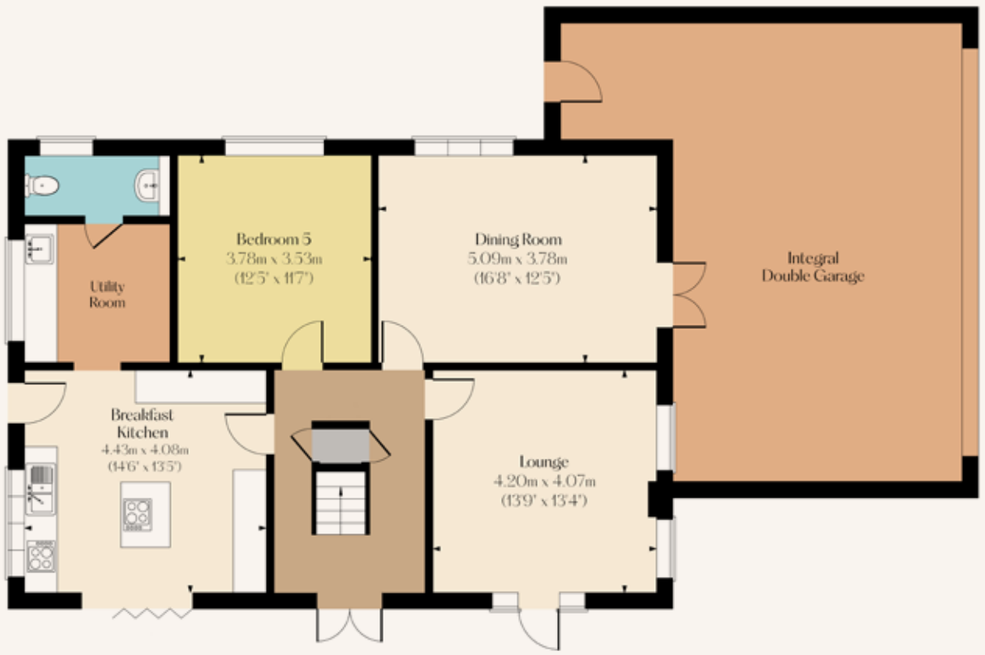




GROUND FLOOR

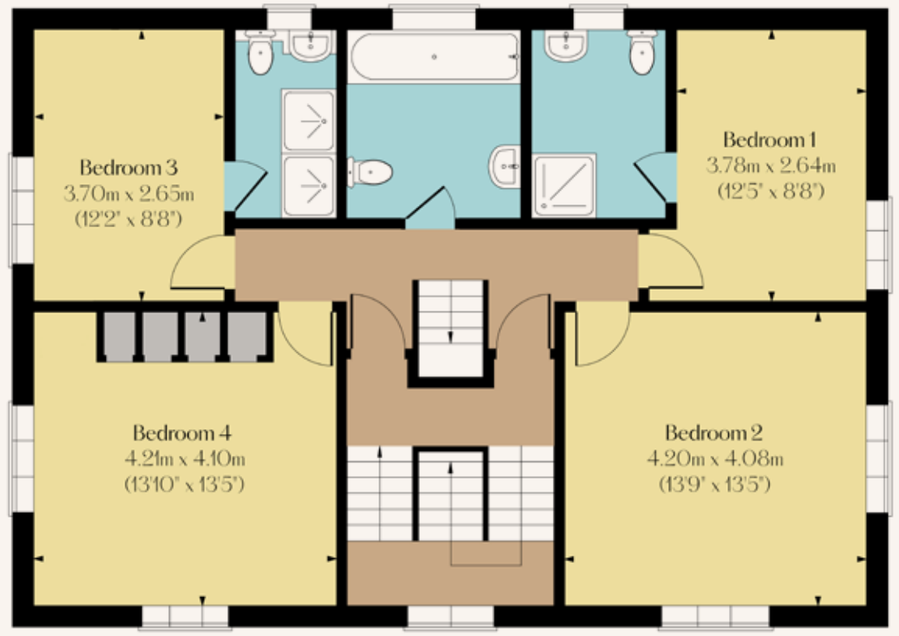
Approximate Floor Area:
997 SQ.FT. (92.6 SQ.M)

Total Approximate Floor Area:
2418 SQ.FT. (224.6 SQ.M)



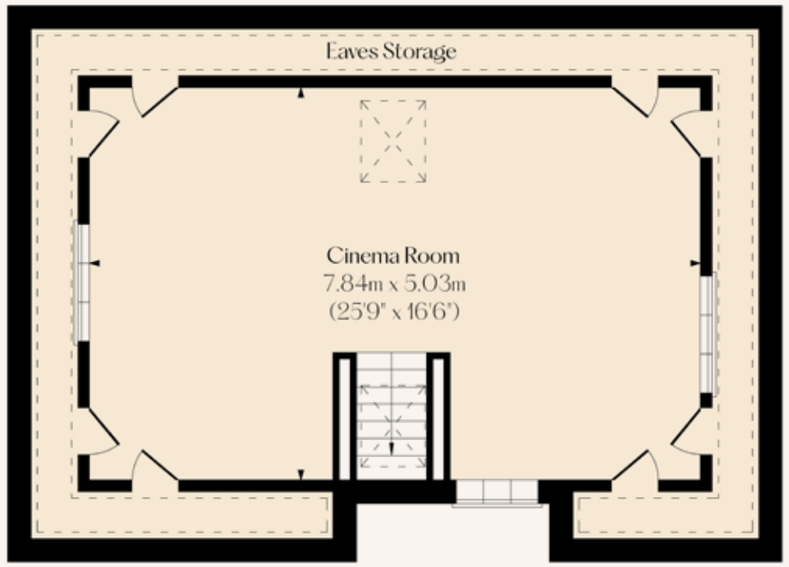
FIRST FLOOR

Approximate Floor Area:
997 SQ.FT. (92.6 SQ.M)



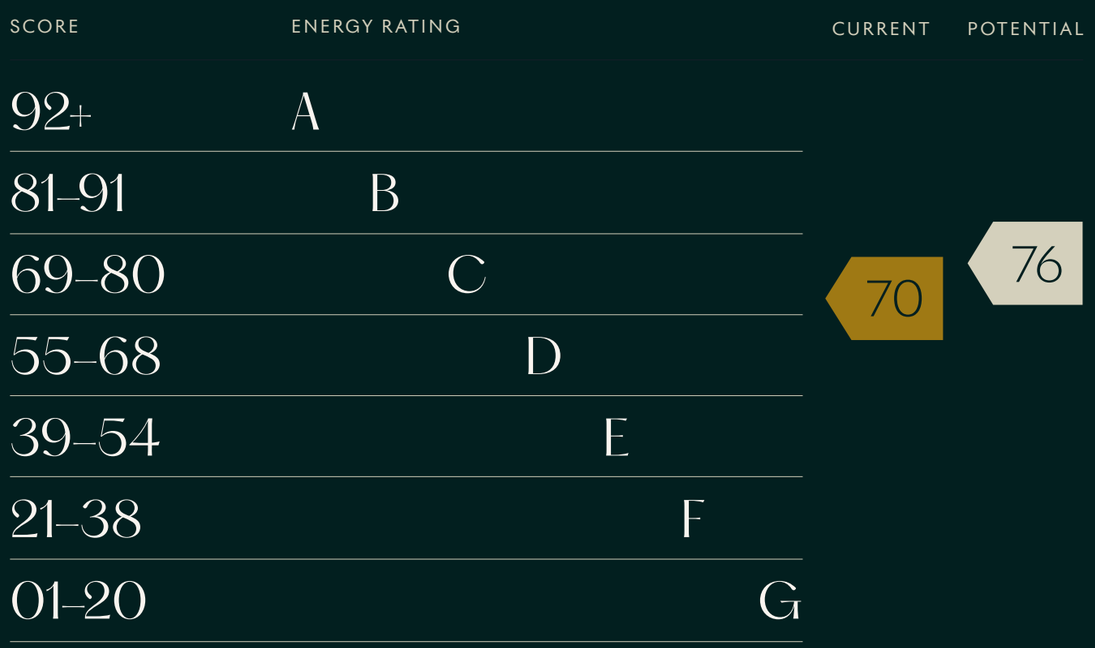
SECOND FLOOR

Approximate Floor Area:
424 SQ.FT. (39.4 SQ.M)





BEDROOMS	BATHROOMS
4 / 5	3
LIVING ROOMS	**SQFT**
3	2,418
TENURE	**COUNCIL TAX**
Freehold	Not Applicable



Services

Mains gas, mains electricity, mains water and the drainage is connected to a domestic sewage treatment plant. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

Millbrook Lodge has a right of access to the access road from Gatebeck Road.

Covenants, Easements, Wayleaves & Flood Risk

There are covenants on the title. There are no easements or wayleaves. The flood risk is high according to the Government Flood Risk Checker, however, the property has not flooded within the last 5 years. It was subject to a flood in 2015 (Storm Desmond), where remedial works were carried out by the previous owners, and flood gates were installed and flood protection measures completed.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

MILLBROOK LODGE

Gatebeck Road, Endmoor, Kendal,
Cumbria, LA8 0HJ

Asking Price

£625,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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