



2 Holme Park, New Hutton

£480,000



2 Holme Park

New Hutton

A beautiful first floor apartment set within 11 acres of communal grounds and woodland on the outskirts of Kendal. The property has easy access to amenities within the market town of Kendal and road links to the M6 Motorway and the Lake District National Park. The property is also located conveniently for the local mainline railway.

Boasting an impressive 3-bedroom configuration, this stunning first-floor apartment offers a luxurious living experience in a tranquil setting. Inside you will find the substantial sitting dining room featuring a charming Finnish log burner and seamless access to the sunroom and fully fitted kitchen equipped with top-of-the-range Neff appliances. The property further comprises three generously sized double bedrooms, with one benefiting from an en-suite and dressing area. One of the bedrooms is also currently being used as a study area and has a log burning stove set within a stone surround. The bedrooms are complimented by a three-piece suite bathroom for added convenience. Amtico flooring runs through the hallways, kitchen and utility room as well. Added benefits to the property are a handy utility room, B4RN hyper fast internet and a secure store within a shared cellar. You will find loft access with a set of handy ladders which give easy access, Cast iron radiators throughout add a beautiful touch.

Nestled within 11 acres of impeccably maintained communal gardens and woodlands, this residence offers an unparalleled outdoor living experience. Residents can meander through the lush lawns, explore the woodlands, or simply bask in the tranquillity of ample seating areas dotted throughout the sprawling grounds. For those seeking adventure, a gate to the south provides access to a public footpath, offering endless opportunities to explore the surrounding countryside. With allocated parking adding to the convenience of this property. Garage with a mezzanine area and store located near. This is a rare opportunity to indulge in a peaceful retreat while enjoying the beauty of the great outdoors right at your doorstep.

- Stunning first floor apartment
- Substantial sitting dining room with a Finnish log burner and access to the sun room and kitchen
- Fully fitted kitchen with Neff appliances
- Three double bedrooms with one having an en-suite and dressing area
- Three piece suite bathroom
- Allocated parking for two vehicles
- 11 acres of communal garden and woodland
- B4RN hyper fast internet
- Easy access to the market town of Kendal
- Road links to the M6 Motorway, Sedbergh, Lake District National Park and Yorkshire Dales

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, LPG gas, private water supply, private drainage

COUNCIL TAX: BAND F

TENURE: SHARE OF FREEHOLD

DIRECTIONS

Leave Kendal heading along the A684 Sedbergh Road, after passing Castle Green Hotel continue and eventually you will see Beehive Lane on your right hand side, continue across and follow the lane for Holme Park to find number 2 on the right.

WHAT3WORDS: ///glow.plugs.boss





FIRST FLOOR

SITTING DINING ROOM

26' 7" x 22' 1" (8.10m x 6.72m)

South west facing

KITCHEN

10' 0" x 9' 11" (3.06m x 3.01m)

Aga City and Induction hob

SUNROOM

15' 2" x 8' 0" (4.62m x 2.44m)

Ceiling fan, Wall heating, South west facing

BEDROOM

21' 5" x 13' 7" (6.52m x 4.14m)

Duel aspect

EN-SUITE

8' 6" x 4' 7" (2.59m x 1.40m)

Underfloor heating

BEDROOM

14' 4" x 13' 0" (4.37m x 3.95m)

STUDY/BEDROOM

13' 5" x 11' 0" (4.10m x 3.36m)

Loft access with ladder

BATHROOM

8' 7" x 6' 10" (2.61m x 2.09m)

Underfloor heating

UTILITY ROOM

9' 10" x 7' 6" (2.99m x 2.28m)

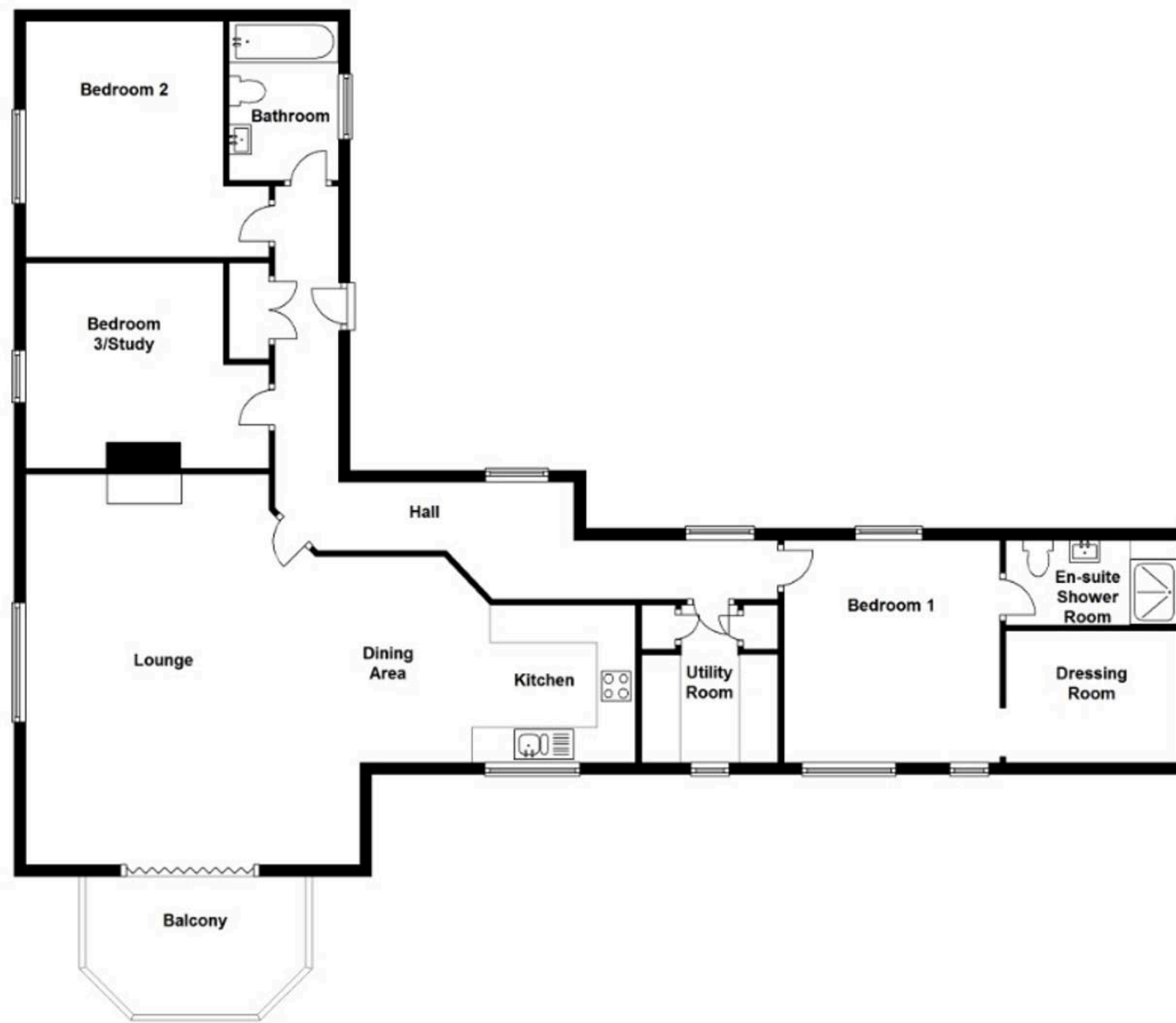
Drinks fridge, Siemens washing machine, Large storage cupboard, Boiler cupboard











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