

Cressbrook House

KENDAL ROAD | KIRKBY LONSDALE | CUMBRIA



FINEST
PROPERTIES



A truly magnificent property with amazing leisure complex
and stunning landscaped gardens and grounds

M6 Junction 36 5.5 miles | Kendal 12.2 miles | Lancaster 20.2 miles | Windermere 20.7 miles | Preston City Centre 37.7 miles
Leeds City Centre 58.4 miles | Manchester International Airport 78.1 miles





Accommodation in Brief

Ground Floor

Entrance Vestibule | Hall | Drawing Room | Living Room
Open Plan Kitchen/Breakfast Room/Family Room | Dining Room
Pantry | Second Kitchen | Laundry Room | WCs

First Floor

Principal Bedroom Suite with Bathroom & Dressing Room
Two Further Bedrooms with En-suites | Office/Bedroom with En-suite
Three Further Bedrooms | Two Bathrooms

Second Floor

Bedroom | Bathroom

Lower Ground Floor

Snug | WC | Store Rooms

Leisure Complex

Swimming Pool | Spa Pool | Changing Facilities
Shower Room | Gymnasium | Sauna | WC

Externally

Extensive Landscaped Grounds | Veranda | Terraces | Hot Tub
Formal Gardens | Summerhouse | Formal Allotment with Stores
Multi-Purpose Court | Garaging | Driveway & Parking





The Property

Cressbrook House is the result of a truly remarkable project to renovate and update a sprawling historic property in the very heart of desirable Kirkby Lonsdale. The property was built in the style of an Italian villa in 1850 by George Webster, the Kendal Architect of the local Underley Hall and Holker Hall. Originally designed as a residence for a local solicitor, Cressbrook House was converted in 1913 to become a preparatory school for boys. The school expanded in the late 1970's before it was finally relocated in 2012. The original nature of the building can still be seen amongst the sympathetic improvements, but the renovation work goes far beyond simply reconfiguring the property. Meticulous planning and studious attention to the finest detail has produced a magnificent modern home with a stunning leisure complex, all standing in beautiful and expansive landscaped gardens and grounds that match the house itself in their exacting execution.

The location brings immediate access to all the amenities of Kirby Lonsdale, a picturesque and vibrant market town nested right on the edge of the Yorkshire Dales National Park, and also close to the Lake District National Park, Arnsdale and Silverdale AONB and Forest of Bowland AONB. Despite the central position, the landscaping of the grounds and the low storey heights of neighbouring properties ensure a private escape. Glorious surrounding countryside abounds, yet there is also excellent access to road networks for travel or commuting.

The internal décor is elegant, modern and striking, with high specification fixtures and fittings throughout. There are wonderfully spacious and accommodating reception rooms, filled with natural light. Soaring high ceilings are a reflection of the era of the original house, and add yet more to the sense of openness. The sensational open

plan kitchen/breakfast room/family room is a hub for entertaining and relaxing with family and friends. The elevated position brings far-reaching views over the town to the Yorkshire Dales beyond, and bifold doors open to the veranda for indoor/outdoor living. The veranda is sheltered by the reinstated exterior canopy of Cressbrook House. The kitchen is complemented by a laundry room, pantry and there is even a second kitchen.

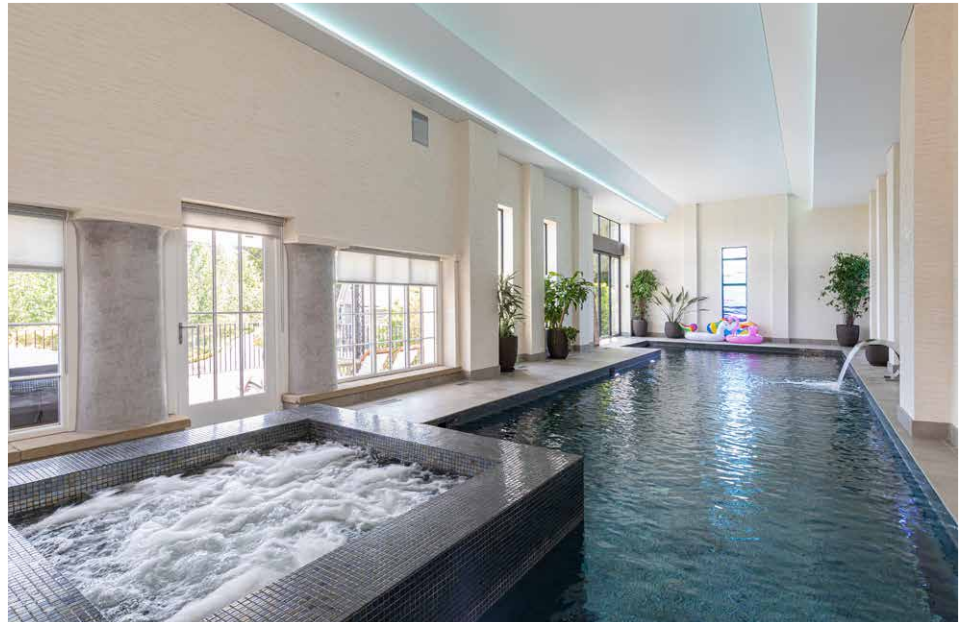
The bedroom accommodation is arranged over the first and second floors. There are six bedrooms on the first floor, along with an office/seventh bedroom. The principal suite incorporates a voluminous bedroom and a dressing room along with an amazing en-suite bathroom. The other bedrooms are served by a mix of en-suite facilities and superbly-appointed bathrooms. The second floor bedroom is served by another bathroom. Every room is finished in exquisite style.

The lower ground floor offers immense versatility and host of possibilities. A peaceful snug has external access, and there are various of flexible rooms offering storage or further accommodation as required.

For the ultimate in luxury and wellbeing, the leisure complex delivers an enviable experience. The swimming pool is illuminated by extensive glazing with swathes of natural light highlighting elegant tiling and the crystal clear water. At the head of the main pool is an elevated spa pool bubbling away for indulgent comfort. Changing facilities and a shower room ensure a complete spa event. The second floor of the leisure complex is home to a gymnasium that overlooks the pool below, as well as a substantial sauna to relax after an invigorating workout.











Externally

Cressbrook House stands in extensive landscaped gardens and grounds, designed and laid out to create a variety of peaceful areas with delightful sights at every turn. The canopied veranda wraps around the main house with the elevated position capturing fabulous views; a hot tub is nestled at one end. Further terracing provides many spots for outdoor seating and dining, along with barbecue equipment and cooking opportunities.

Manicured lawns are linked by flagged and brick laid pathways that meander amongst colourful plantings and mature shrubs to find the summerhouse with adjacent raised pond. A formal allotment and kitchen gardens will appeal to the green fingered.

Sports enthusiasts will be keen to visit the multi-purpose court, a fantastic facility within a fenced enclosure for ball games and activities. A visit to the indoor pool will surely follow a session at the court.

Extensive garaging and driveway parking ensure no shortage of options, even when hosting numerous visitors to Cressbrook House.





Local Information

Located close to both the beautiful Lake District National Park and the magnificent Yorkshire Dales, Cressbrook House benefits from glorious rural surrounds, yet with convenient access to the historic market town of Kirkby Lonsdale and the M6 for travel north and south. This stunning part of the world provides a wealth of opportunities for outdoor activities or simply to enjoy the remarkable countryside. Just outside Kirkby Lonsdale is Devils' Bridge, a magnificent three-arched bridge across the River Lune, believed to have been built in the 12th or 13th century and now an English Heritage Scheduled Ancient Monument. It is a perfect place for picnics and a resting place on a delightful riverside walk. The coast is within easy striking distance, including Morecambe Bay and Arnsdale in the Arnsdale & Silverdale AONB (Area of Outstanding Natural Beauty).

A wide selection of amenities are on offer in Kirkby Lonsdale, including local shops, a supermarket, pubs and cafes, whilst larger destinations such as Kendal and Lancaster are within easy reach, with a full range of professional services and hospitals as well as cultural, recreational and shopping facilities. The city of Preston is also accessible via an easy commute of around one hour.

For schooling there are nurseries, a primary school and the renowned Queen Elizabeth School (QES) secondary school and sixth form in Kirkby Lonsdale. Private schooling is on offer at Casterton Sedbergh Preparatory School in the small village of Casterton with Sedbergh Public School in Sedbergh itself.

Train links from mainline stations at Oxenholme and Lancaster provide access to the Lake District, Lancaster and Manchester stations and beyond. London can be reached by train in around 2 hours 50 minutes from Lancaster station and Manchester International Airport can be reached with ease, as can Leeds Bradford Airport.





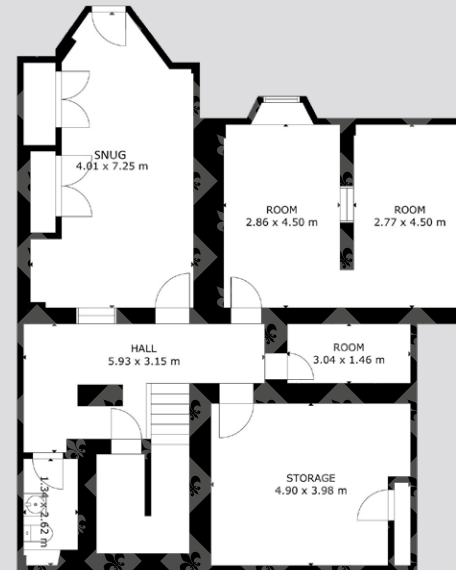


Floor Plans

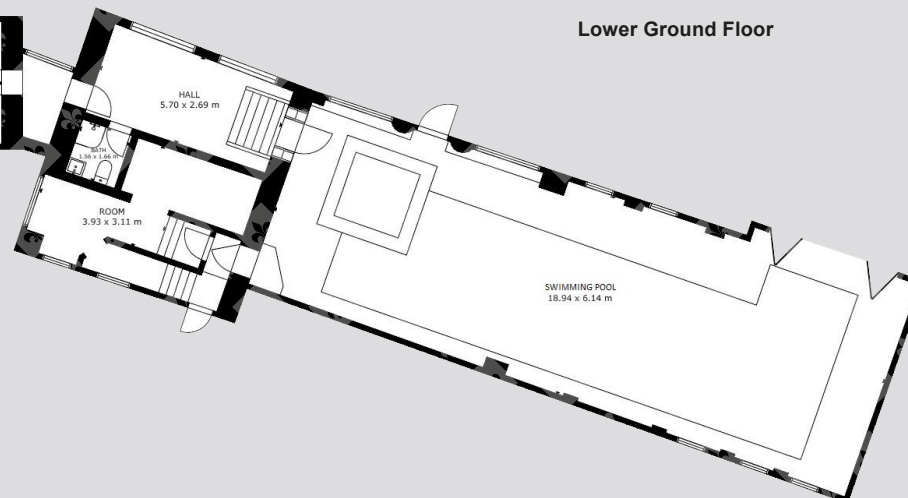
Total area: approx. 950 sq. metres (10225.7 sq. feet)



Ground Floor

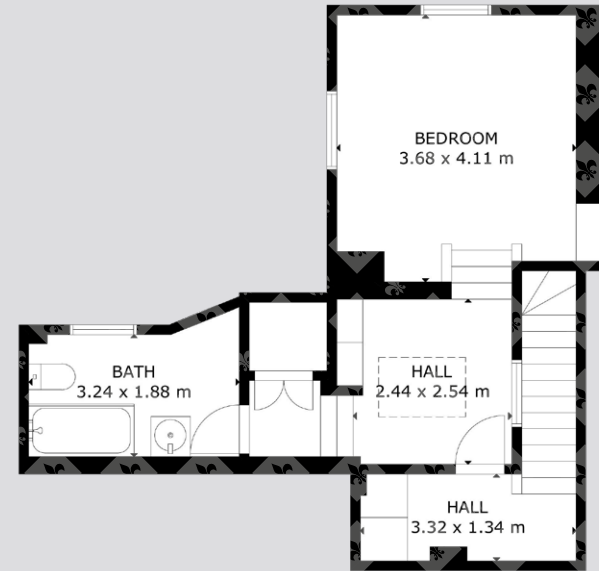


Lower Ground Floor





First Floor



Second Floor



Directions

From the M6, exit at junction 36 and take the third exit from the roundabout onto the A65, signposted Kirkby Lonsdale and Skipton. Follow the A65 for approximately 5.4 miles and on the outskirts of Kirkby Lonsdale, turn left onto Kendal Road. Stay on Kendal Road, pass QES on the right and Harling Bank and Lowgate on the left.

The entrance to the driveway for Cressbrook House is the next on the left-hand side.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Underfloor heating in kitchen/breakfast room/family room.

Postcode

Council Tax

EPC

Tenure

LA6 2FR

Band G

Rating C

Freehold

Viewings Strictly by Appointment

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