



Birk Moss, Crook, Kendal, LA8 8LR

£2,750,000 Freehold

5 Bedroom Detached House

Description

Finer Details:

- Built in 1717
- No restrictions
- Beautifully finished through out
- B4RN super-fast internet coming soon
- All double glazed
- 10 acres – meadows, fields, bridle path and mature garden
- Outbuildings include a stable, potting shed and garage
- Self contained party room annexe

Services:

- Private Borehole system
- Private sewage treatment plant (meets latest regulations)
- Oil fired central heating

Slip off the Crook Road onto Back Lane and into a rural idyll where tractors harvest hay in the flanking fields. Passing by two farms, wend your way along the lengthy driveway for Birk Moss House, glancing back at the stunning view down the valley towards the Shap Fells and the Howgills. Arriving at the electric gated entrance to this Lakeland home, the peace is palpable. Solitude has never been quite so accessible, nor complete.

With ample parking, soak up your surroundings on approach to the front door. The smart Slate and Lakeland stone outbuildings of the



annex and stables, the acres of manicured lawn and gently rising knolls, are all part and parcel of the land at Birk Moss House, wrapping around the home and providing a sense of security and seclusion.

Characterful, thick stone walls, smoothly coated in fresh plaster which hugs the natural curves, nooks and peep holes; dating back to the turn of the 18th century (and possibly earlier), Birk Moss House's ancient nuances have been retained and coddled in a contemporary comfort blanket.

Enter an atrium style hallway and step up into the hub of the home, where the kitchen holds court to the right with a substantial dining area to the left.

The fiery feature walls captures a homely, creative feel in the kitchen, where painted oak units in contrasting 'graphite' and 'stone' angle round providing easy access between the numerous deep pan drawers within the cabinetry. A range of all electric ovens, two combination and one full size convection are complimented with an electric hob and set beneath a large extractor fan. Composite worktops, made to specification, hug the angles of the cabinets. A substantial Siemens fridge freezer ensures there is ample space for your fresh ingredients. A discreet 'clean zone' with sink, dishwasher and single-hand pull open cupboards are hidden from view.

Earthy elements combine with contemporary countertops; admire the feature 'cheese board' at the end of the peninsula, lovingly made by the current owner from the trunk of a tree, which came down in the 2005 storm. It even has a branch footrest as part of its design. Throughout Birk Moss House, these thoughtful, unique touches resonate. Peep through a door into a pantry swimming in space for your bottles, baking, tins and more.

Look out through the floor to ceiling windows of the old barn entrance and watch the wildlife at play in the meadows beyond; rabbits, stoats, deer and even boxing March hares. The perfect backdrop when dining at the large table, set beneath industrial oversized lights. In the winter months, the wood burning stove can be lit in addition to the underfloor heating and fill every inch of the room with a warm glow.

Step up from the Cumbrian oak floor of the kitchen-diner and make your way through to the sitting room where magnificent original Lakeland stone flags, topped in part by soft rugs, are now warmed by modern underfloor heating.

This is the oldest part of the home, sense the intimate feel to the room which is immediate. An 18th century spice cupboard, inscribed with the initials 'M.W.' in reference to former resident Miles Wilson sits alongside the date of 1717, ornately carved and set within the wall beside the hearth of the hearty Jotul stove. Pause in one of the window seats and revel in the views down the valley.

Spaciously set, natural zones in this room afford a quiet reading area next to the built-in cupboard with deep open shelves painted in 'Roasted Aubergine. Crisp 'Egyptian Cotton' walls create a light, bright feel, which contrasts beautifully with the deep splash of colour on the shelving. Beams overhead are crisp and contemporary in contrast to their age. Formerly the whole of the ground floor to the original farmhouse, this room is now the ultimate winter refuge, which is can be further embellished with a well-lit Christmas tree.

Flow through to the garden room, brimming with light from two walls of glass, framing views over the spacious garden, magnificent sycamore tree and surrounding landscape. To the right, a rockface revealed by the current owners is a striking feature, rising up to the rocky outcrop beyond.

Nooks and alcoves add delightful character to the 'blackened' Farrow & Ball painted walls, reflecting the colour of the sky and drawing the outdoors in. Open the doors and dine alfresco on the patio area beyond, soaking up the ambience of this serene and secluded spot.

Built north-south, like many homes of this period, Birk Moss House makes the most of any and all of the winter sunshine throughout the day, for a cosy, welcoming feel. Returning to the sitting room, ascend the Herwick carpeted staircase up to the first floor, turning right on the landing to discover a distinguished guest suite.

French doors open out to a thatch of lawn, providing guests with their own private patio area for morning coffee or an evening aperitif. 'Egyptian Cotton' walls create a crisp fresh feel, with pale grey carpet underfoot. Views abound through windows overlooking the Winster and Lyth Valley and the acres of land belonging to Birk Moss House.

Freshen up in the ensuite, with Cumbrian oak flooring and panelling to the walls. Ceramic tiles coat the shower cubicle, with a wash basin and WC also to hand.

Returning along the landing, slip through the next door on the right, into the Laura Ashley bedroom, where striped wallpaper adds a classical feel and views over the rolling countryside greet you through the window. A comfortable double, this bedroom also serves as a study, with plenty of storage within the fitted wardrobes. Contemporary uplighting creates a modern feel, counterbalanced by the soft lilt of the floorboards, a characterful reminder of the home's steadfast farmhouse origins.

Refresh your senses in the house bathroom, where amber toned original floorboards relocated from the neighbouring bedroom, now

carpeted, gleam underfoot beneath spotlighting. Part panelling to the walls in dove grey marries with the tones of the Laura Ashley wallpaper above. Spritz or soak - a separate shower cubicle and a large centrally filling bath tub with waterfall tap and shower head attachment - the choice is yours. Twin basins feature within stone-effect worktops, with shelving beneath for towels. Subtle storage is an aspect seen throughout this home.

A door links this bathroom with the bedroom next door, painted in cream tones. Alcoves and window seats providing view points for the fells combine with classical décor for a vintage Victorian feel. Carpeted underfoot in cream, this bedroom is light, bright and welcoming.

Continue along the hallway, covered in `~`sasssa local Herdwick wool carpet, where the beams above have been sandblasted and varnished in celebration of the heritage of this home. Light streams in through the barn windows into the landing.

Open the door to a remarkable and very spacious guest bedroom, where the vaulted barn ceiling creates a sense of lightness in the room. Beams and low set windows capture the magic of this bedroom, framing views out over the countryside.

Sneak a peek into the shower room, immaculately tiled with flashes of 'silver' contrasting with the darker wood in the vanity unit. Storage above the wash basin is available, with a shower and WC.

Arrive now at the master bedroom, a capaciously sized room celebrating the surrounding countryside through the triple aspect windows, serenading the space with light.

Wake up to views of hares, deer, foxes and spy the occasional badger at night, all set to the soundtrack of birdsong and the hooting

of nocturnal owls. To the fore are views towards the Shap and Howgill fells and to the side, views towards the Winster Valley unfurl. A super-king-size bed seems diminutive in the footprint of this grandly sized room.

Sense the warmth of the underfloor heating as you step into the ensuite, a sumptuous spa-feel room, with twin wash basins, freestanding tub with shower head attachment and recessed shelf for your bath oils. Beams and hand-crafted cupboards embellish the room providing character and storage. Refresh your senses beneath the rainfall head of the separate shower. A door opens to a toilet, set privately apart from the bathing area.

After your morning shower, choose an outfit from your dressing room, fitted with an abundance of shelving and cleverly illuminated by spotlights. The cherry on the cake of this well-equipped master bedroom.

Returning downstairs, make your way back through the home to the atrium, and flow through along the ceramic tiled floor to the functional side of Birk Moss.

Peep through to the laundry – a substantially sized room, home to a sink, washing machines and tumble dryers and where light flows in through the Velux window above. Fitted with John Lewis of Hungerford cupboards, there is so much storage.

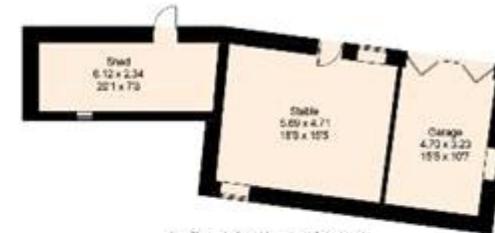
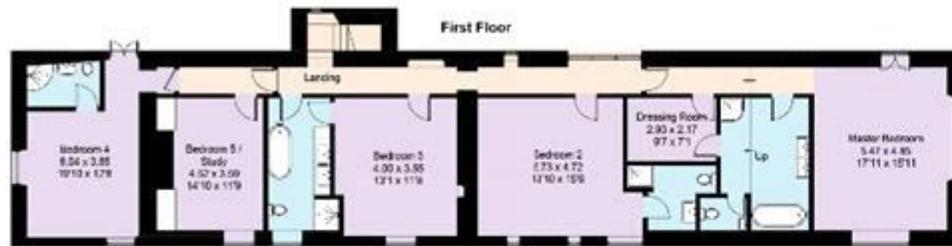
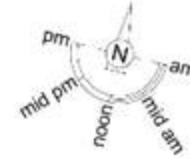
Next, arrive at a downstairs shower room, handy for a quick freshen up after a session in the house gym, located next door. A naturally cool space, work up a sweat in this spacious room, where light flows in through Velux windows in the vaulted ceiling. Ideal as a games room, gym, office, studio, or even 6th bedroom. This versatile room is tucked away from the main entertaining space.

Continue along to discover a room dedicated to storage! Ideal for your Christmas decorations, wine collection, outdoor gear, canoes and mountain bikes, this room also houses the pressure system for the bore hole, supplying Birk Moss with fresh water deep from the ground.

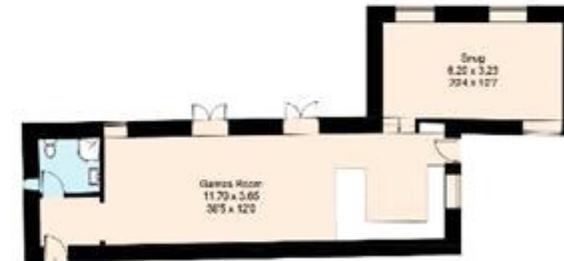
** For more photos and information, download the brochure on desktop. For your own hard copy brochure, or to book a viewing please call the team **

Tenure

Freehold



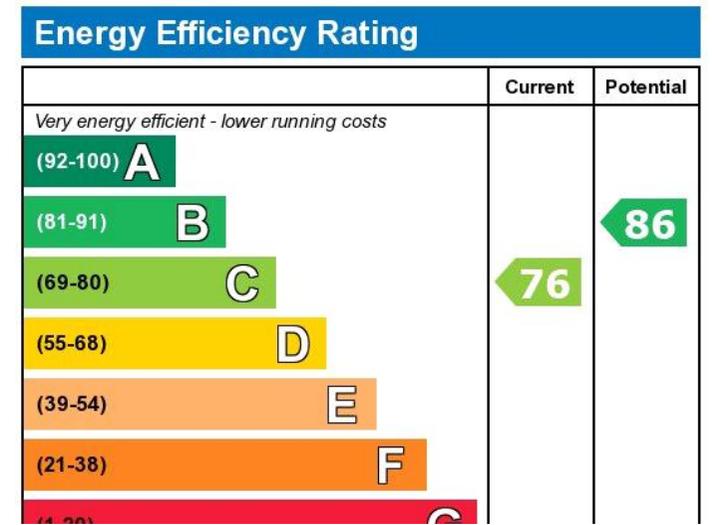
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 252 sq m / 2712 sq ft
 First Floor = 185.3 sq m / 1994 sq ft
 Outbuildings = 115.2 sq m / 1240 sq ft
 (Including External Store / Shed / Stable)
 Garage = 16.2 sq m / 174 sq ft
 Total = 568.7 sq m / 6120 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID779390)



Viewing by appointment only
 AshdownJones - Head Office
 Low Cleabarrow, Windermere, Cumbria LA23 3ND
 Tel: 015394 88811 Email: team@ashdownjones.co.uk Website:
<https://www.ashdownjones.co.uk>