

R
YESDALE
KENDAL



Convenience and calm combine in the private grounds of Ryesdale in Kendal. Wrapped up in 1.3 acres of landscaped gardens, paddocks and uninterrupted views, Ryesdale is Kendal's hidden gem. Arriving from Kendal, spy Ryesdale upon the hill, a pretty period home set within its own private plot, and sense the feeling of anticipation of arrival.





GRAND ENTRANCE

Pull through the securely gated entrance and leave the hustle and bustle behind. Embraced by orchard views to the left and woodland to the right, sense the seclusion as the symmetrical and handsome outline of Ryesdale, comes into view.

Ample parking awaits upon the driveway with a large, secure double garage. Alarmed and fitted with CCTV, Ryesdale is a safe and secure family home. Savour the far-reaching views over Kendal, the Shap fells and Morecambe Bay to the west before making your way to the front door, recessed within the Lakeland stone walls of the home and sheltered from the weather.

Stained glass flanks the front door, delivering light through into the grand entrance hall, whose well-proportioned space and symmetry create a pleasing sense of ease and contentment. Renovated and relouved by the current owners, traditional elements harmonise with contemporary stylings; note the original panelling painted in chic grey tones. Oak floor gleams beneath the chandelier lighting, inset within an ornate ceiling rose. Sconce lighting is evocative of castle torchlight, with reclaimed cast iron radiators restored for a warm welcome. Deep, detailed coving ribbons the crisp white ceiling providing the perfect balance of period glamour and contemporary minimalism.



"I LOVE THE SYMMETRY AND PRIVACY.
IT'S AN EASY FAMILY HOME TO LIVE IN;
EVERYTHING JUST FLOWS."



Flow left and into the large lounge, where light flows in through the broad bow window, drawing the surrounding countryside in. Plush carpet harmonises with the luxurious wallpaper, met with white walls above the picture rail and a chandelier inset in the ceiling. Cosy up on the sofa in front of the log burner and settle down in front of a movie. Nestled to the rear is a play room, dressed in warm sunflower tones. Also serving as a study, watch the comings and goings from the window, looking out to the driveway.



“WE WANTED THE DINING ROOM
AND KITCHEN TO BE TWO ROOMS
BUT FLOW LIKE ONE.”



Returning to the entrance hall, cross over into the contemporary family kitchen. Installed only three years ago, the kitchen has been modified and opened up to embrace the spacious dining room, inviting the glorious garden views through. Fitted by local craftsman Mark James Kitchens & Cabinetry of Clapham, the highlight of this bespoke, handmade kitchen is surely its stunning central island with curved oak breakfast bar. Large porcelain tiles flow underfoot, with Silestone worktops providing plenty of preparation space. Inset within a recess is a contemporary grey electric Aga replete with roasting and warming ovens. Space too for a large American-style larder fridge-freezer, inset within the shaker-style grey units. With a surplus of storage and pantry cupboards with automatic lighting, there is a place for every culinary utensil and essential in this kitchen. Doors open out to the garden, for that perfect party flow and alfresco dining in the summer months.





SOFTLY ELEGANT

Flow through into the dining room, where complementary casing houses the wine fridge and a glass cabinet. Ideal for entertaining, this mirror image to the lounge draws light in through its bountiful bow window to the front, with an ornate chandelier inset within an intricate ceiling rose. Feel the subtle warmth from the underfloor heating, running throughout the kitchen, dining room. A gas fire is set within a tiled surround for ambient glow on winter evenings.

Tucked off the kitchen, sneak a peek at the communications cupboard, the technological heart of the home, with screens connected to the CCTV cameras, alarm system and fibre broadband all controllable from here. A speaker system is installed in the ceiling of the living room, kitchen and dining room and three upstairs bedrooms, with Cat5 wiring fitted throughout the home.

Original period flooring connects you through to the utility room, where there is plumbing for washer and dryer. A Belfast sink is housed within the oak worktops, with ample storage in the cream gloss cupboards. With convenient access outdoors, this is a great entrance point for children and pets. A handy downstairs toilet is also great for kids calling in amidst their outdoor adventures in the expansive garden.



SO TO BED



Returning to the entrance hall ascend the contemporary white staircase, where a stunning original stained-glass window on the turn delivers its kaleidoscope of colours through.

Dressed in powder blue, white and grey, the double bedroom on the left casts views out over the patio, lawns and fields beyond. Spacious and carpeted, there is plenty of room for closets and drawers.

Continue along the landing to the master bedroom, a capacious space with stunning views out over the open countryside to the fells. Basking in light all day, come rain or shine the everchanging views are always a sight to behold. Freshen up for the day in the ensuite, featuring shower cubicle, wash basin and WC.





“THE CHILDREN LOVE THEIR BIG BEDROOMS AND THE GARDENS AND Paddock. IT’S A GREAT PLACE FOR KIDS TO GROW UP.”

A large linen cupboard on the landing is handy for storing towels and bedding, conveniently close by the family bathroom. Glossy porcelain tiles, warmed by underfloor heating, provide the luxurious setting for the family bathroom next door. Soak away the aches in the freestanding tub, or start the day with a spritz beneath the shower. Across the way, a separate WC is conveniently close by. Sneak a peek at the fourth bedroom, overlooking the front and currently used as a walk-in wardrobe. It could also serve as a home office or nursery.



From the landing, a loft hatch reveals a drop-down ladder, accessing a part-boarded loft where there is plenty of storage. Dressed in gentle tones of blush pink and soft grey, the third double bedroom is as large as the master, framing evocative views over Kendal and the castle in the distance.



STEP OUTSIDE

Downstairs, open the French doors from the kitchen and step outside. Soak up the sunshine throughout the day on the patio, an all-day entertaining hub, perfect for breakfast, barbecues and watching the sun sink into the glowing horizon at the end of the day. Lush, well-kept lawns to the front and side provide plenty of space for play, with a designated fenced area for football and other fun and games. A barked area is perfect for the trampoline and climbing frame. Enjoy the open space of the paddock to the rear; newly built stables and a tack room area provide the potential to house your own ponies at Ryesdale. A garden designed to be enjoyed and explored, discover the different rooms including an orchard brimming with apple, plum, damson and pear trees alongside a woodland area with a shed hidden away. Private, quiet, secure and spacious, soak up the sunshine and views all day long.





OUT & ABOUT

Set upon the cusp of Kendal, Ryesdale's accessible and convenient location is yet another string to its bow. With Asda, B&Q and Westmorland General Hospital only moments down the road, enjoy all the benefits of this central location from your screened and leafy spot on the brow of the hill.

Treat the kids at Hansen's Ice Cream Parlour on Mill Beck Lane, or head into the market town of Kendal for family friendly dining at Pizza Express. Bars and restaurants abound in every direction, with the Black Labrador in Underbarrow and the Hare and Hounds at Levens around a ten-minute drive away and the Plough at nearby Lupton also only a short drive from the doorstep.

Enjoy days out in Kirkby Lonsdale, only 15 minutes away and brimming with boutique shops, bars, cafes and its own brewery.

In the other direction, Windermere and the Lake District National Park are also accessible in a quarter of an hour. For local walks, the Helm offers elevated views of the Lakes only a few minutes' walk from Ryesdale, whilst nearby Natland is a pleasant and peaceful spot for dog walks; follow the river down and into Kendal.

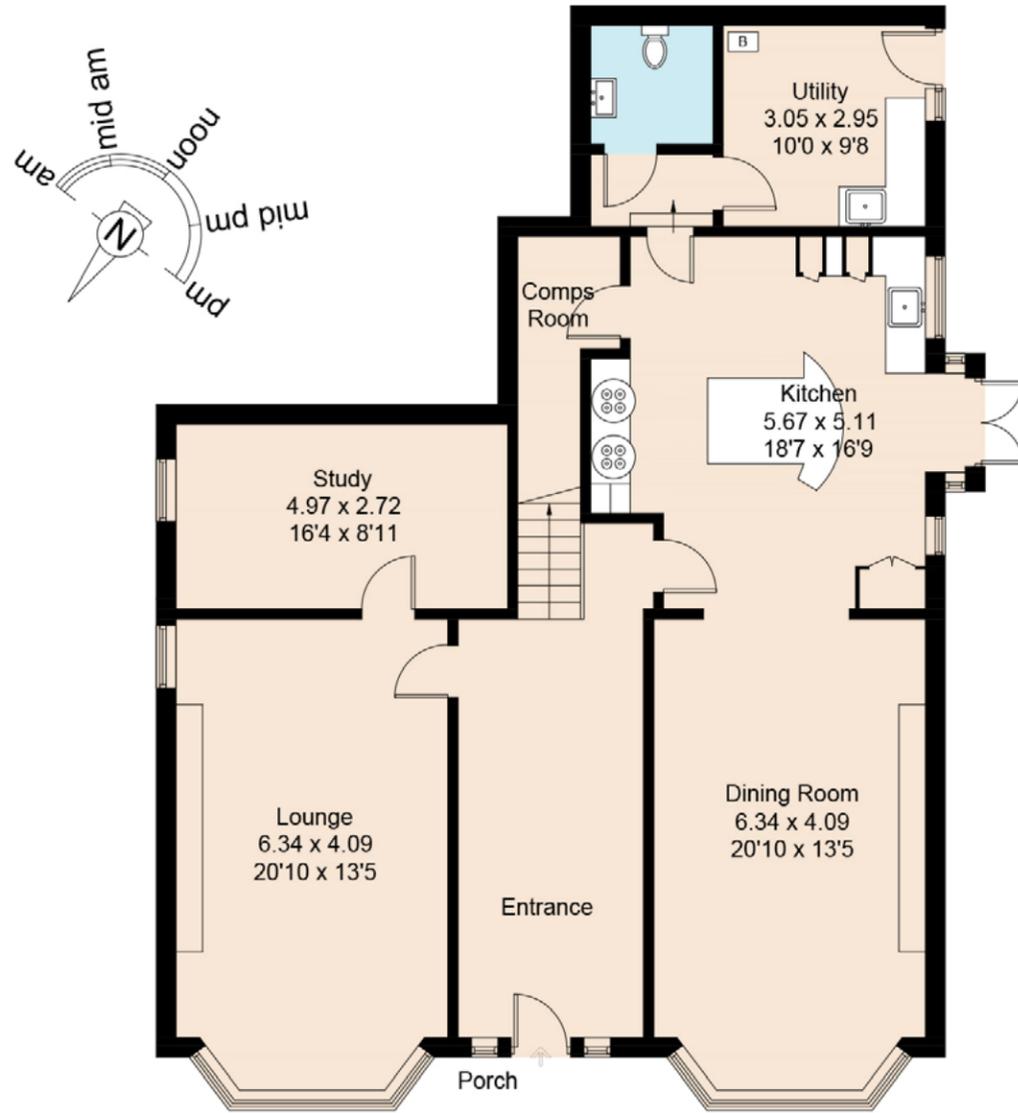
Commuting is a breeze, with handy motorway links and Oxenholme Station only a walk away, its mainline services linking you to London in under three hours.

Families are spoilt for choice of schools, with independent schools in Casterton, Sedbergh and Windermere and highly rated secondary and primary schools in Kendal, Natland and Kirkby Lonsdale.

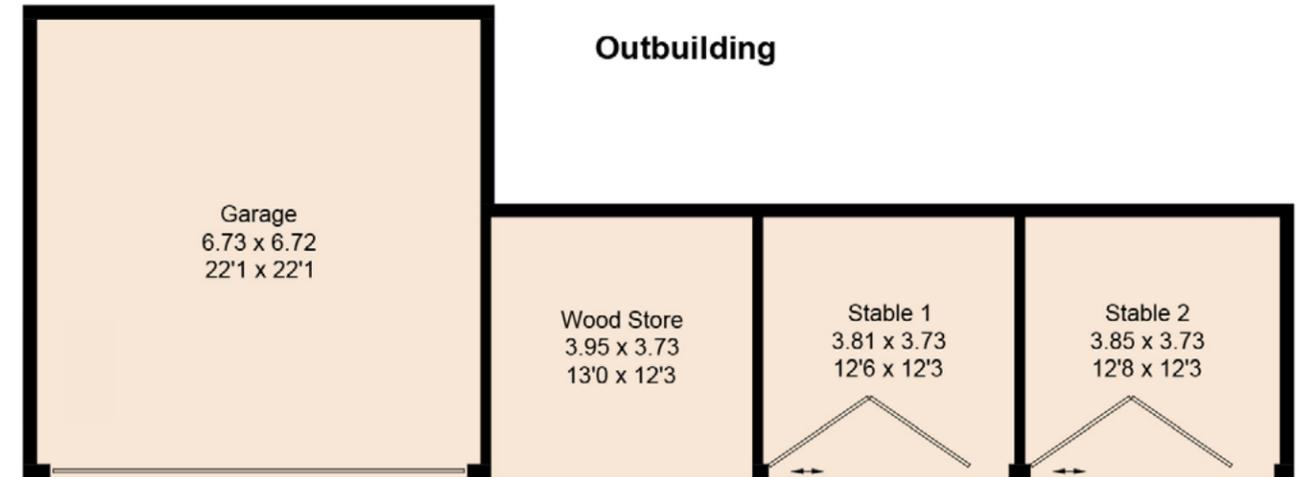
Privately set, sublime and spacious and in prime location for the city and countryside alike, Ryesdale is a home that ticks every box.



Ground Floor



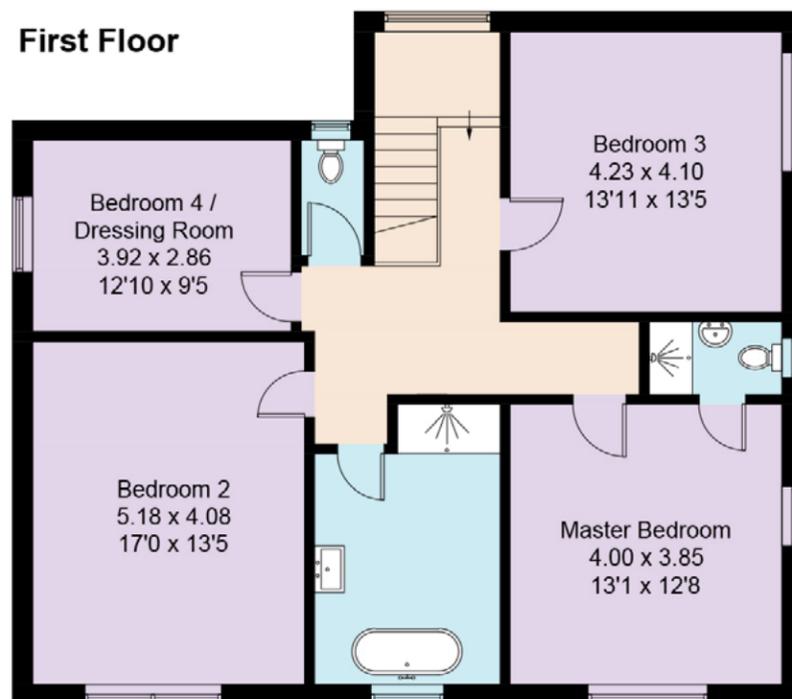
Outbuilding



Approximate Gross Internal Area
 Ground Floor = 144.6 sq m / 1556 sq ft
 First Floor = 103.4 sq m / 1113 sq ft
 Outbuilding = 74.5 sq m / 802 sq ft
 Total = 322.5 sq m / 3471 sq ft
 (Excluding Wood Store)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID786578)

First Floor



FINER DETAILS

- Built in the 1930s
- Not listed
- No restrictions
- Views over Kendal, Shap Fells and Morecambe Bay
- Freehold
- Great Transport links – Oxenholme Station and the M6
- Double glazed windows
- Fibre broadband
- 1.3 acre plot (kids play garden, paddock, orchard, front and side lawns)
- Private drive (electric gates)
- Extensive parking, double garage, wood store and stables

Services:

- Mains water and electricity
- Private septic tank
- LPG gas central heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

RYESDALE

KENDAL

Travelling from Kendal town, head south onto Burton Road. Continue on this road for 0.5 miles until you reach a roundabout. Take the second exit off the roundabout and remain on Burton Road for 0.6 miles. After passing Westmorland General Hospital, you will find Ryesdale located on your right. The electric gates will be left open for you to drive up.

RYESDALE, BURTON ROAD, KENDAL, LA9 7PP

 WHAT3WORDS: nurse.return.food

ASHDOWN JONES
THE LAKE DISTRICT

To view Ryesdale
Call: 015394 88811
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SCAN ME
TO BOOK A
VIEWING