Sellet Lodge

STAINTON

Sellet Lodge

WARM WELCOME

Sellet Lodge is a substantial four-bedroom detached Victorian former vicarage, built in 1870 and set within more than six acres near Stainton. Surrounded by open countryside, it combines privacy, far-reaching views and generous grounds with excellent access to Kendal, the M6 and Oxenholme station. The Lake District National Park is close at hand, placing walking, fell days and waterside escapes within easy reach.

A TOASTY TREAT

Owned by the same family for more than 40 years, Sellet Lodge has retained much of its distinctive Victorian character. Original fireplaces, built-in cupboards, generous proportions and an attractive arched entrance hall all contribute to its sense of place.

The house would now benefit from modernisation, giving a new owner the chance to update it thoughtfully while respecting its architectural character. Its existing layout already provides excellent flexibility, with several reception spaces, four bedrooms and useful ancillary areas.

The principal reception spaces are arranged to make the most of the outlook, with windows drawing the surrounding countryside into the house. A generous living room combines three windows with an open fireplace and built-in storage, creating a comfortable room for everyday use.

Alongside it, the formal dining room provides a natural setting for family meals and entertaining, with views towards the garden and tennis court.

A separate study offers useful working space, while the additional sitting room opens directly onto the balcony.

This arrangement gives the ground floor a pleasing balance between more formal rooms and relaxed everyday spaces. It also presents clear scope to reconsider how the kitchen and living areas might connect in the future, subject to the necessary consents.

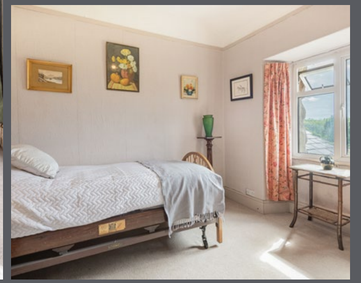
HAND-CRAFTED

Dine in

The kitchen currently centres around an oil-fired Rayburn, reflecting the traditional character of the house. Nearby pantry, utility and cellar spaces add the practical storage expected of a home of this scale.

A boot room close to the entrance is particularly useful for country life and days spent exploring the surrounding landscape. The cellar extends beneath part of the house and provides four additional rooms for storage and practical use.

Sellet Lodge



Bath, Bed and Beyond

Four bedrooms are arranged around the first-floor landing, together with a house bathroom and separate shower room. The principal bedroom is a generous double with built-in storage and views across the tennis court and surrounding countryside.

The second bedroom enjoys a similarly open outlook and fitted storage, while the remaining bedrooms offer flexible accommodation for family and guests. One includes an alcove with shelving and cupboard space, giving it added versatility.

Outdoor Living

The grounds are central to the appeal of Sellet Lodge. Mature front gardens, lawns, established planting and a tiered rear garden create several distinct outdoor areas around the house. A balcony overlooks the rear garden and enjoys uninterrupted countryside views, giving the house a particularly strong connection with its setting. Patio seating areas below provide further space for outdoor dining or quiet afternoons in the garden.

Beyond the more formal gardens, the land extends to include a substantial field and tennis court. The field wraps around the home, adding to the sense of privacy.

An open-fronted double garage with electricity provides covered parking and storage, while there is additional parking for around four cars. The nearest neighbouring home is approximately a quarter of a mile away.

ASK THE OWNERS

Where would you go for a food shop?
Oxenholme garage is our go-to for everyday essentials and anything we need to pick up quickly. Kendal has plenty of choice, with Asda, Sainsbury's, Booths, Morrisons, Aldi and Lidl, so you are really well catered for depending on where you prefer to shop.

Where would you go for a day out with the kids?
The Lake District National Park is right on the doorstep, so there is an endless choice of family days out. Whether it is walking, exploring the lakes, visiting one of the many attractions or simply heading somewhere for a picnic and some fresh air, there is always somewhere new to discover.

Which local café would you recommend?
We really like the café at Sizergh Castle. It is a lovely place to stop for coffee or lunch, and you can easily combine it with a walk around the National Trust estate and gardens.

Where would you go to catch a train?
Oxenholme Lake District is our nearest mainline railway station and makes travelling further afield very straightforward. The location of Sellet Lodge also means you can enjoy living in the countryside without feeling cut off from the wider transport network.

Can you give details of any local schools?
For secondary education, Kirkbie Kendal School and The Queen Katherine School are both in Kendal. For those looking at independent education, Sedbergh School and Windermere School are also within reach.

OUT AND ABOUT

Sellet Lodge occupies a peaceful rural position close to Stainton, around four miles south-east of Kendal. Everyday amenities, shops and restaurants are readily accessible in town, while a nearby pub adds useful local convenience.

Junction 36 of the M6 is easily reached, and Oxenholme station provides direct mainline services towards London Euston, Manchester and Glasgow. This makes Sellet Lodge unusually well connected for a home with such a private countryside setting.

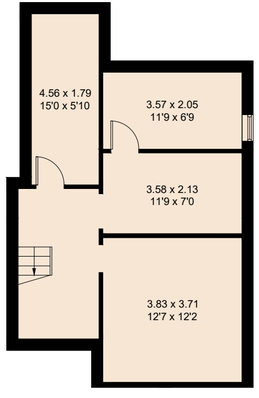
The Lake District and Yorkshire Dales are both within easy reach, opening up an exceptional choice of walking, cycling and days outdoors. For buyers wanting space, character and access to the Lakes, Sellet Lodge offers a rare foundation for creating a very individual country home.

Sellet Lodge

Approximate Gross Internal Area
Cellar = 47.6 sq m / 512.8 sq ft
Ground Floor = 127.4 sq m / 1371.6 sq ft
First Floor = 89.3 sq m / 961.4 sq ft
Total = 264.4 sq m / 2845.8 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2026 (ID1329594)

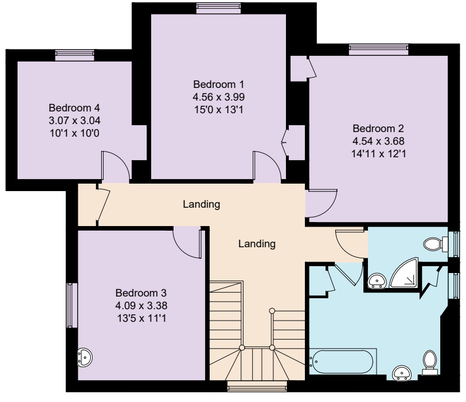
Cellar

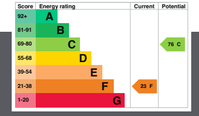


Ground Floor

= Reduced headroom below 1.5m / 5'0

First Floor





FINER DETAILS

Home:

- Detached Victorian home dating from 1870
- 4 bedrooms and 2 bathrooms
- 3 reception rooms plus study
- Original fireplaces and period features
- Useful cellar, pantry and boot room
- Scope to modernise and extend, subject to consents

Services:

- Mains electricity and water
- Oil-fired Rayburn
- Storage heater heating
- Septic tank drainage
- B4RN fibre broadband – around 150Mbps
- Double glazed throughout

Grounds & Location:

- Approximately 7 acres in total
- Mature gardens and countryside views
- Balcony overlooking the rear garden
- Tennis court within the grounds
- Open-fronted double garage with electricity
- Parking for around 4 cars
- Peaceful rural setting near Stainton
- Approximately 4 miles from Kendal
- Nearest neighbour around ¼ mile away
- Easy access to Junction 36 of the M6
- Oxenholme mainline station within easy reach
- Convenient for the Lake District and Yorkshire Dales

*Items shown or described in this brochure are for illustrative purposes only and may not be included in the sale

SELLET LODGE

STAINTON, KENDAL, LA8 0LE

WHAT3WORDS: multiply.wonderful.staring

To view Sellet Lodge
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