

**Knight
Frank**



 Summerlands Hall



Endmoor, Kendal, Cumbria, LA8 0ED

Summerlands Hall

Step into the enchanting world of Summerlands Hall, a magnificent gothic mansion house built in 1846. Designed by the renowned architect George Webster for a Lancashire mill owner, this historic property exudes timeless elegance and grandeur.

Summerlands Hall is not just a home; it's a testament to the dedication and vision of its current owners. Their commitment to preserving the hall's history and architectural significance shines through in every detail. With its rich heritage, breathtaking architecture, and idyllic setting it offers a truly extraordinary living experience.



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Location

Summerlands Hall & Tower enjoy an immensely private and secluded position yet well connected to local towns with schools, shops and facilities all being easily accessible. From the M6 J36 take the A65 towards Kendal. Continue through Endmoor and passing the signpost for Summerlands then after passing a lay-by on the left hand side, turn left by the picturesque ivy covered lodge house. Proceed down the tree lined drive passing the paddock, then bearing right, through the electric gates where ample parking can be found to the front of the imposing original entrance.

Kendal is just 5 miles away, Kirkby Lonsdale 8.3 miles and Lancaster 17.5 miles. Oxenholme Station (3 miles) provides a direct service to London Euston in under 3 hours and the M6 Junction 36 a short drive away with Manchester airport 75 miles away - All mileages are approximate.

Summerlands occupies a magnificent position within easy access of the stunning Lake District National Park, the Lune Valley and Yorkshire Dales National Park. For walkers, runners, riders and cyclists this is the place to be with a wide variety of routes straight from the door. For the golfer's there are courses nearby in Kendal, Kirkby Lonsdale and Casterton.

Primary schools can be found in Endmoor, Crosscrake and Natland as well as Kendal. Kirkby Lonsdale is home to the well-regarded Queen Elizabeth Secondary School with Queen Katherine and Kirkbie Kendal Schools in Kendal. Sedbergh Prep School is based in Casterton (10 miles) with Sedbergh School (15 miles). There are Girls and Boys Grammar Schools at Lancaster (17.5 miles).





History

"Summerlands Hall & Tower are now one of the few remaining intact mansion houses that haven't been split into apartments"

In 1978, the hall was divided into three separate homes, resulting in the blocking up of arches, doorways, and the covering of fireplaces, floors, and lowered ceilings to accommodate modern living. However, over the past five years, the current owners have embarked on an extensive restoration project, breathing new life into this architectural gem.

With great care and attention to detail, the owners have meticulously researched and executed a full programme of works and improvements, both internally and externally. Their dedication and passion have brought Summerlands Hall back to its former glory, reinstating the original arches and doorways in the tower wing and restoring the hall to its true magnificence.

The restoration process has been carried out with utmost respect for the hall's history and architectural integrity. Sympathetic design and interiors have been carefully chosen to complement the gothic aesthetic, where each room tells a story, inviting you to step back in time while enjoying the comforts of modern-day living.

As you explore the hall, you'll be greeted by the grandeur of the restored arches and doorways, allowing the space to flow effortlessly and recapturing the sense of grandeur that was once the hallmark of this remarkable property. The Francis Webster fireplaces uncovered, and floors restored to their original splendour, creating a truly immersive experience.





Grandeur & Elegance

This magnificent mansion is a true masterpiece, boasting grandeur and elegance at every turn. From the moment you step into the main vestibule entrance, you'll be captivated by the sheer beauty and opulence of this stunning property.

As you continue through into the two welcoming reception halls, you'll be greeted by a sense of space and luxury. The five principal reception rooms offer the perfect setting for entertaining guests, with the fabulous billiard room transformed into a fantastic entertainment/cinema room complete with a lantern roof light and splendid bespoke commissioned crystal chandelier. There are also two fitted and equipped kitchens, ensuring that every culinary need is met.

Upstairs on the first floor, you'll find a splendid galleried landing with a lantern roof light, adding a touch of grandeur to the space. The two master bedroom suites are truly exceptional, complete with his and hers dressing rooms for added convenience. There is also a cosy boudoir/sitting room, a shower room, and three additional bedrooms, each offering comfort and style.

The second floor of the property boasts attic rooms, providing ample space for play or the option to create three/four additional bedrooms. The lower ground floor features extensive cellar rooms, perfect for pursuing hobbies or creating your very own wine cellar.

Throughout the mansion, you'll discover an abundance of original features that add to its charm and character. From beautiful stained-glass windows and stone mullions to deep bays and a William de Morgan tiled fireplace with carved oak mantle in the Arts and Crafts style billiards room, every detail has been carefully considered. The drawing room and dining room feature fine marble fireplaces, complemented by De Gournay hand-painted silk wallpaper and Pugin wallpaper designs. The intricate plasterwork on the ceilings and the parquet flooring running through the house add a touch of sophistication.







Gardens & Grounds

Externally, the hall has been lovingly restored to its former glory including the 3 storey Victorian water tower to the south east corner of the building.

As you explore the estate which is set in just over 9 acres, you'll discover the recently reinstated original cinder path walkways, which meander through the enchanting woodland and gardens. Follow these paths and you'll be led to two natural fed ponds, where you can immerse yourself in the peaceful sounds of nature. The mature setting offers a harmonious blend of formal and informal areas, with rolling lawns and an array of exotic specimen trees, conifers, shrubs, and rhododendrons.

For those who enjoy outdoor activities, the estate features an all-weather tennis court, perfect for a friendly match with friends or family. The splendid south-facing paved sun terrace provides the ideal setting for outdoor entertaining, where you can soak up the sun and enjoy the breath-taking views of the surrounding landscape. A feature Victorian Knot garden adds a touch of elegance and charm to the outdoor space, creating a visual delight for all who visit.

Whether you're seeking a peaceful stroll through the gardens, a game of tennis, or a relaxing afternoon on the sun terrace, this country estate offers an abundance of opportunities to enjoy the great outdoors. Immerse yourself in the beauty of nature and create lasting memories in this idyllic setting.

The Outbuildings Five Car Garages could easily be adapted into stables for those with equestrian needs/Mower Shed/Stone & Slate Store/Summerhouse/Top Garage/log Store/Kennels/Chicken sheds.

Summary of Accommodation



The Hall (Ground Floor)

Vestibule | Reception Hall | Drawing Room | Dining Room | Breakfast Kitchen | Cloakroom
Lobby | Cinema Room | Home Office

(First Floor)

Boudoir | Master Bedroom Suite | Shower Room | Three Further Bedrooms

The Tower (Ground Floor)

Reception Hall | Morning Room | Sitting Room | Kitchen | Lobby | Box Room | Cloakroom

(Lower Ground Floor)

Cellar Rooms

(First Floor)

Galleried Landing | His & Her's Dressing Rooms | Master Bedroom | Bathroom

(Second Floor)

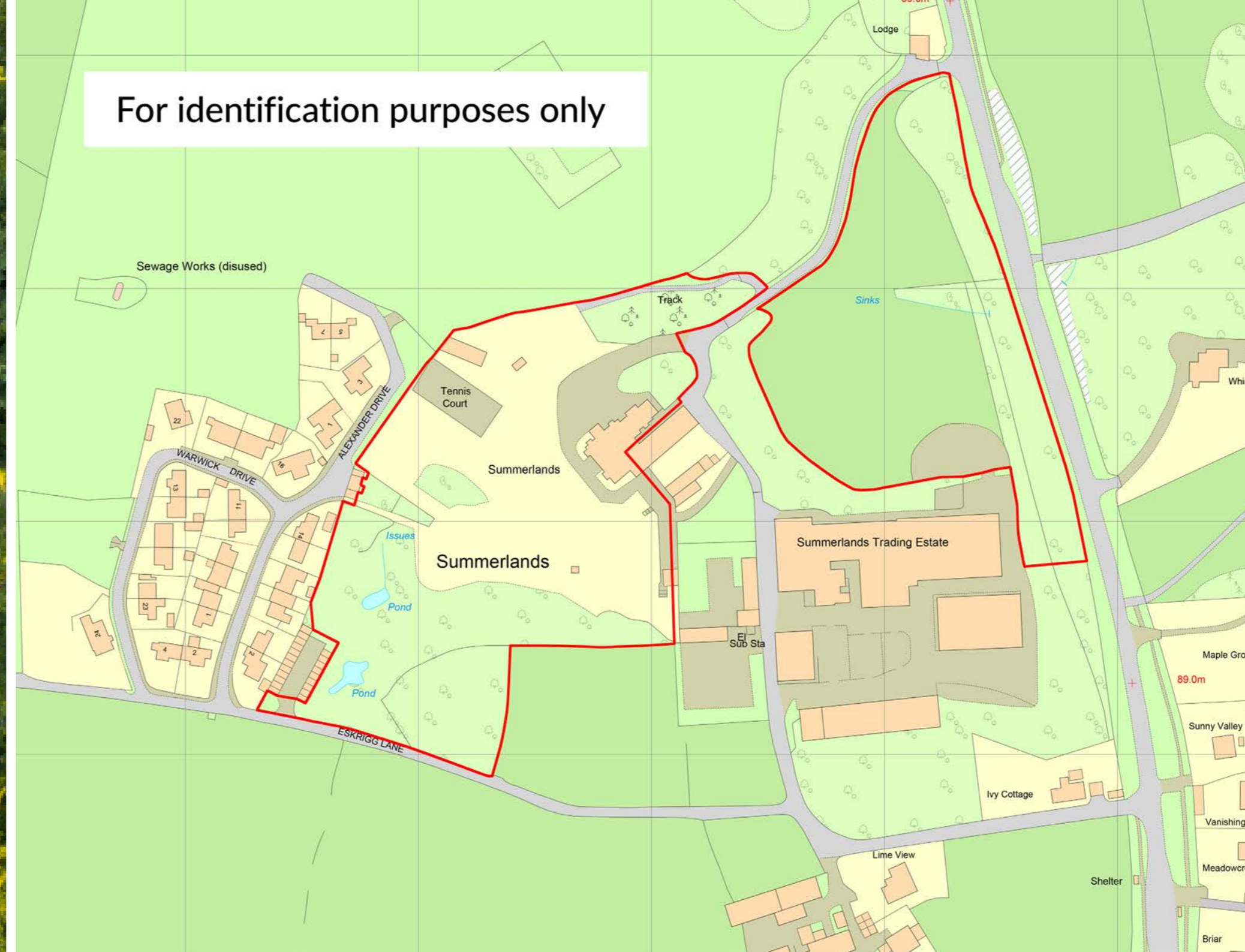
Attic Rooms

The floorplan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6737





For identification purposes only



Information

Services:

Mains electricity, mains gas, mains water. Shared private drainage. Monitored Fire and Intruder Alarms

Tenure:

Freehold.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band:

Westmorland & Furness Council - Band G

Notes:

Whilst the Hall and Tower are one home, they are currently on two separate titles, with two separate council tax bands and separate utilities including the shared septic tank.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

Call us on 01539 729711

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