



**HACKNEY
& LEIGH**
Sales

Skyfall, Great Langdale

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View from Kitchen



Aerial View



Rear Elevation

Skyfall

£2,850,000

Skyfall
Great Langdale
Cumbria
LA22 9JS

To suggest that Skyfall is all about the view does a gross disservice to the outstanding quality of the design and finish of this unique Art and Crafts style home, but there is no getting away from the fact that the breath-taking panorama enjoyed here is quite simply the very best which we can recall in nearly 40 years of estate agency in the National Park. It is a truly jaw dropping experience just to see it - and the house itself is an absolute stunner! The phrase "once in a lifetime opportunity" could have been coined just for this moment. Do not miss it.

Designed with the view in mind, the stylish and superbly balanced accommodation includes a truly sensational family kitchen, 2 wonderful reception rooms plus a large games, cinema or entertainment room ready for completion to suit your own requirements. There are 51 luxury ensuite double bedrooms, laundry and utility rooms, and a separate former bungalow wing, with superb potential for home office or annexe suite use.

Description We could quite literally write paragraph after paragraph just trying to adequately describe the views enjoyed from this truly imaginative and superbly finished home and still fail to do it justice. What could be described as "the secondary views" are stunning enough, and would usually dominate any sales brochure, but the main panorama, looking west into the heart of the beautiful Langdale Valley is almost out of this world. The uninterrupted view spans from Lingmoor, over Pike O' Blisco across the length of The Crinkle Craggs and Bowfell through to the iconic Langdale Pikes of Harrison Stickle and Pike Of Stickle. The fells seem so close, and on occasion so dear that you can almost reach out and touch them. It goes without saying that the walks accessible from the doorstep are unrivalled. The pretty village of Chapel Stile is just a mile down the road, offering traditional Lakeland Inns and restaurants alongside a well stocked village store, gym and swim facilities, school and church. There are further eateries and Inns along the valley giving further options for those seeking more of a gentle afternoon stroll than a hike on the fells.

The newly built main portion of Skyfall itself would live up to the billing as a "must see" home even if it were not for its outstanding setting. So much care and attention has gone into the detail of this magnificent and eye catching property that it wants for nothing and yet still provides scope for further development or expansion if desired. The main portion of the residence has been hand crafted by local builders with a degree of skill and care seldom seen today to create a unique property, very much in keeping with the traditional "Arts and Crafts" movement. The studious employment of arched doors, curved walls, beautiful joinery provide an elegant touch of class at every turn. It would be easy to imagine that such care could still leave you cold - but that could not be further from the truth - this is a home to warm the heart.

Entered via a porch and welcoming reception hallway it is easy to be drawn immediately to the simply wonderful family kitchen, where we would defy anyone to not take a moment or more to stand and take in that view from the west facing curved wall window. The kitchen area itself is superbly equipped and is



Sitting Room



Sitting Room



Sitting Room



Family Kitchen



Family Kitchen



Family Kitchen

supplemented by a large walk in pantry (and by separate utility and laundry room). Both the sitting room and the snug (don't be misled by the name- it is not small) also enjoy wonderful views and there is a large store/boot room and cloak room on this level alongside a further large, as yet unfinished room which will make a superb entertainment or cinema room, games room, gym, or further accommodation which could be linked to the original bungalow to the side if desired (subject to any necessary consents), the options are seemingly endless and not difficult to achieve.

On the first floor the master bedroom again has a wonderful

curved wall of windows looking west to the fells- it is impossible to imagine a better spot in which to sit in bed and enjoy the view with a morning cup of tea. There is also a dressing room and a stylish en-suite bathroom with a four piece suite here. Indeed, all of the five double bedrooms enjoy luxurious en-suite facilities, each reveling in its own character with delightful individual touches. Including the laundry room on the first floor which makes so much sense that it leaves you wondering why this is not always how houses are designed.

There is a large three room undercroft housing the bio-mass boiler and silo and providing a wonderful storage facility with a

good head height.

Detached, and just 1.9m from the main house is the original bungalow dating from 1934. The bungalow would now benefit from some further upgrading, but offers great potential to provide splendid ancillary accommodation, perfect for a dependent relative (young or old), guests, a nanny or even sub-letting if desired. It would also make a wonderful workspace for those lucky enough to be able to work from home in such enviable surroundings.

The mature gardens extend to around an acre and include a rich



Snug



Snug



Snug

variety of rare specimens of shrubs and trees, plenty of car parking provision, view points and privacy - a feature much enjoyed throughout this magnificent home.

This really is a once in a lifetime opportunity - you will never see another home quite like it, and you will never grow tired of the view.

Accommodation (with approximate dimensions)

Porch Perfect for the removal of muddy boots and coats and having two windows, two timber bench seats and a slate roof.

Entrance Hall The bright, spacious and welcoming hallway benefits from having a sandstone floor with under floor heating, wall lights, a beautiful "Arts and Crafts" style door to the rear garden and leads to

Family Kitchen 25' 7" x 20' 11" (7.8m x 6.4m max.) "Wow" is the only response to the incredible uninterrupted views that can be admired from the wall to ceiling windows of this beautiful room. A truly breath-taking panorama from Lingmoor, over Pike O' Blisco across the length of The Crinkle Craggs and Bowfell through to the iconic Langdale Pikes - does a better view exist?

This well designed modern kitchen has a range of wall and base units with concealed drawers and complementary Corian work surfaces, a selection of integrated appliances including a Gaggenau combination microwave oven, two separate paralytic (self-cleaning) Gaggenau ovens, a Gaggenau coffee machine, an automatic dishwasher and a Liebherr fridge/freezer with ice making facility. Also having a sink with mixer tap and dual drainers, sandstone floor with under floor heating, part tiled walls, a Manson extractor fan, wall lights and plenty of space for family dining or entertaining guests.

Pantry 9' 10" x 7' 10" (3m x 2.4m max.) A great addition to the



View from Bedroom 1



Bedroom 1



Bedroom 1 En Suite Bathroom

kitchen and being ideal for storage. Having a Belfast sink, a window with fell views and a cupboard concealing the electrical and heating controls.

Sitting Room 30' 6" x 21' 7" (9.3m x 6.6m) Enjoying a dual aspect incorporating the incredible view to the Langdale Valley from the built in window seat and having under floor heating, wall lights, an open fireplace with tiled surround and a built in bookcase.

Snug 22' 11" x 18' 0" (7m x 5.5m max.) Perfect for quiet relaxation this lovely room is spacious enough for all, yet maintains that 'cosy' feeling. Having an open fireplace with tiled surround, under floor heating, wall and picture lights, a dual aspect incorporating a bay window and a built in bookcase.

Boot Room Ideal for the storage of muddy boots and coats and having under floor heating and motion sensed lighting.

WC Having a window with fell view, a WC with a concealed cistern and dual flush, a stylish wash hand basin, wall lights, a marble floor and under floor heating.

Entertainment Room 30' 6" x 21' 7" (9.3m x 6.6m max.) Currently unfurnished this room is a blank canvas and allows for endless possibilities. This superb space could be utilised as a games room, a home cinema, a home office, a gym... the list goes on. Alternatively it could be linked to the original bungalow to the side if desired (subject to any necessary consents) to create anillary accommodation.

Having its own private access via the side door or the front garden and enjoying superb views to the surrounding countryside.

Staircase A decorative timber staircase with carved tulip design leads to

Bedroom 1 17' 8" x 16' 4" (5.4m x 5m max.) This impressive master suite enjoys incredible views of the Langdale Valley from the large curved floor to ceiling window. Having wall lights and

under floor heating.

En Suite Bathroom This luxurious bathroom benefits from a four piece suite comprising a marble his and hers sink unit with mixer taps, storage units below and mirror over, a large freestanding roll top bath with mixer tap and shower attachment, a glazed and tiled shower cubicle with Hansgrohe shower unit and having a separate WC with a concealed cistern and dual flush. There are also lovely corner windows with views to the surrounding fells, wall lights, a vintage style heated towel rail, an extractor fan, a skylight, a marble floor and under floor heating.

Dressing Room A wonderful storage space having hanging rails, a skylight and under floor heating.

Landing Having a window with views to the fell and loft access.

Bedroom 2 16' 8" x 15' 9" (5.1m x 4.82m max.) A spacious double room having a wonderful view to the surrounding fells and under floor heating.

En Suite Bathroom Enjoying a four piece luxury suite comprising a nickel roll top bath with a mixer tap and shower attachment from which wonderful fell views can be enjoyed, a marble tiled and glazed shower cubicle with Hansgrohe shower, a WC with concealed cistern and dual flush and a marble vanity unit with a wash hand basin with mixer tap and mirror over. Also having wall lights, a vintage style heated towel rail, an extractor fan, a marble floor and under floor heating.

Bedroom 3 16' 0" x 10' 4" (4.9m x 3.17m min.) A large double room enjoying delightful fell views and having a triple built in wardrobe and under floor heating.

En Suite Shower Room Having stylish three piece comprising a marble wash hand basin with mixer tap and mirror over, a tiled and glazed shower unit with Hansgrohe shower and a WC with concealed cistern and dual flush. There is also a marble floor with under floor heating and a heated towel rail.



View from Patio



Bedroom 2



View



View from 2 En Suite Bathroom



Bedroom 2 En Suite Bathroom



View from Garden

Bedroom 4 18' 6" x 15' 8" (5.65m x 4.8m max.) A spacious double room having fell views and wall lights.

En Suite Bathroom Enjoying a four piece suite comprising a free standing roll top bath with mixer tap and shower attachment, a marble tiled and glazed shower cubicle with Hansgrohe shower, a wash hand basin with mirror over and storage unit below and a WC. Also having a window with fell views, wall lights, a marble floor with under floor heating and an extractor fan.

Bedroom 5 17' 8" x 12' 5" (5.4m x 3.8m) A bright double room enjoying fell views and having under floor heating.

En Suite Bathroom A luxury four piece suite comprising a large freestanding claw foot roll top bath with mixer tap and shower attachment, a concealed marble shower cubicle with Hansgrohe shower, a wash hand basin with mixer tap and a separate WC. Also having an extractor fan, window with view to the surrounding fells, vintage style heated towel rail, marble floor with under floor heating and wall lights.

Laundry Room Ideally located on the first floor and having plumbing for an automatic washing machine, a window with fell views, a sink with drainer and mixer tap and with built in shelving.

Undercroft There is a large three room undercroft housing the bio-mass boiler and silo and providing a wonderful storage facility.

Undercroft Room 1 34' 1" x 12' 5" (10.4m x 3.8m) Forming the main part of the undercroft and being ideal for storage. Head height approximately 1.94m

Undercroft Room 2 22' 6" x 22' 2" (6.88m x 6.78m) Housing the hopper for wood pellet storage. Head height approximately 1.68

Undercroft Room 3 22' 7" x 12' 0" (6.9m x 3.67m) Housing the ETA



Bedroom 4

Heiztechnik Biomass system. Head height approximately 1.96m.

Detached Bungalow Detached, and just 1.9 M from the main house the bungalow would now benefit from some further upgrading, but offers great potential to provide splendid ancillary accommodation, perfect for a dependent relative (young or old), guests, a nanny or even sub-letting if desired. It would also make a wonderful workspace for those lucky enough to be able to work from home in such enviable surroundings. Having a sitting room, an en suite bedroom and a house bathroom.

Outside

Garden The mature gardens extend to around an acre and include a rich variety of both rare specimens of shrubs and trees along with native specimens, many of which were planted in 1934 by local garden centre Hayes Garden World. There is also a delightful Japanese garden with a natural beck running through it, perfect for cooling off on a hot summers day. There is also a wonderful patio to the side of the kitchen, perfect for enjoying a morning coffee or evening glass of wine whilst drinking in the stunning view.

Parking There is plenty of car parking provision to the front of the property.



Bedroom 4 En Suite Bathroom



Bedroom 5

Services The property is connected to mains electricity. There is a private water supply and drainage is to a private modern septic tank and the wood pellet fuelled boiler meets the hot water and heating requirements of the property.

Tenure Freehold.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Council Tax South Lakeland District Council - Band G.

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



Rear Elevation



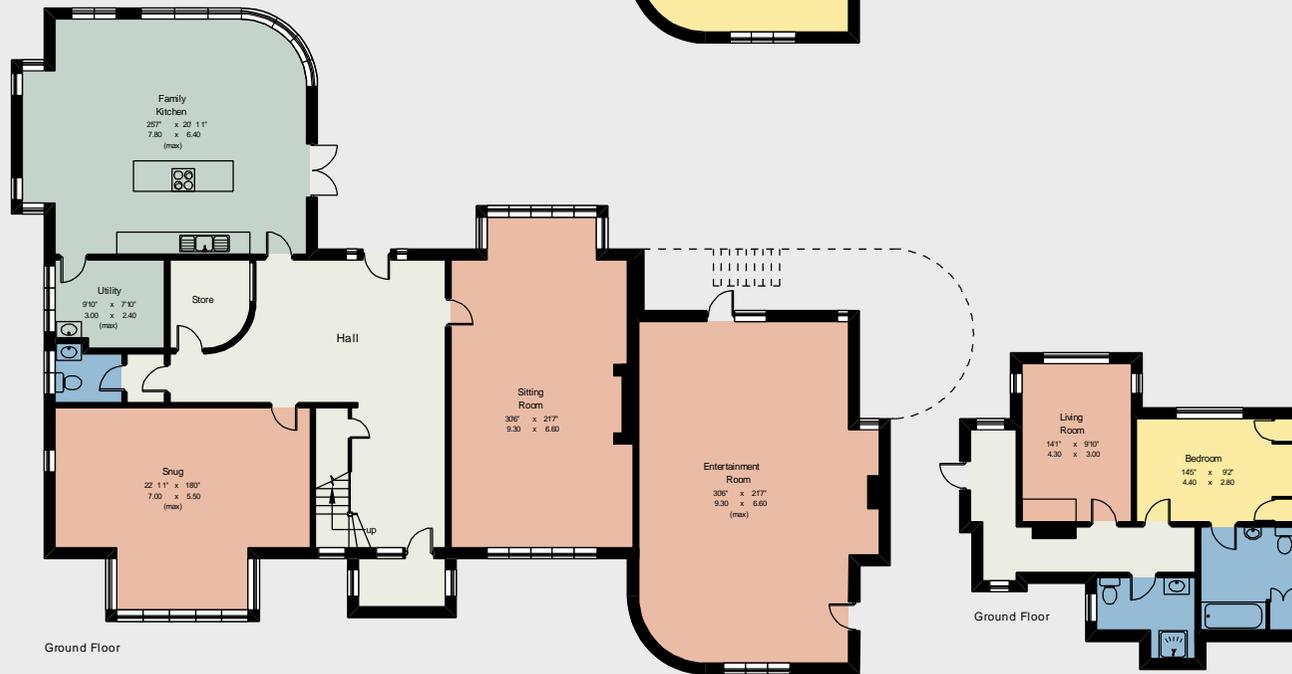
Bedroom 3



Bedroom 3 En Suite Shower Room



First Floor



Ground Floor

Ground Floor

Approx Gross Floor Area = 4902 Sq. Feet
= 454.41 Sq. Metres
For illustrative purposes only. Not to scale.



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Location Located in the picturesque Langdale Valley the property can be approached from Ambleside along the A593 towards Conistone. Bear right at Skelwith Bridge passing through Elterwater and Chapel Stile. Continue for approximately 1.25 miles and Skyfall can be found on the right hand side.