

# SELSIDE, KENDAL



**PARTICULARS OF  
HIGH BORROW BRIDGE AND BORROW BRIDGE HOUSE,  
SELSIDE, KENDAL LA8 9LG**

**Which NWA Property will offer for sale by  
PRIVATE TREATY**

## SITUATION

The properties are located to the north of Kendal beside the A6, in the heart of the Shap Fells. Both properties enjoy an idyllic rural setting and benefit from convenient transport links to Kendal and the M6.

## DESCRIPTION

Two semi-detached properties, available to purchase as one, with a rendered stone construction, slate roofs and uPVC double glazing. The properties comprise the following:

### High Borrow Bridge

This is a five-bedroom property arranged over three floors. The property is heated by an oil boiler; hot water is also provided by an immersion heater for when the boiler is not being used. The accommodation is laid out as follows:

#### Ground floor:

- Store/Utility
- Store/Game room
- Double bedroom with ensuite

#### First Floor:

- Hall
- Kitchen with access to patio and garden
- Large living room
- Single bedroom/Office

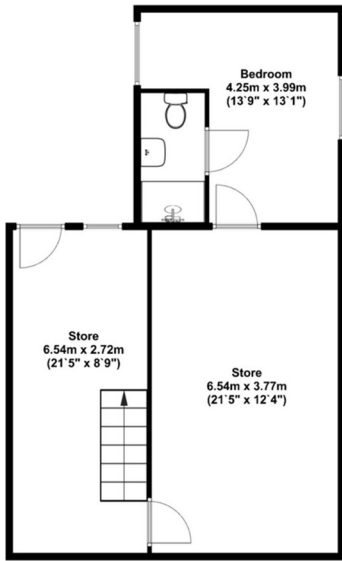
#### Second Floor:

- Large principle double bedroom
- Double bedroom
- Single bedroom
- Bathroom

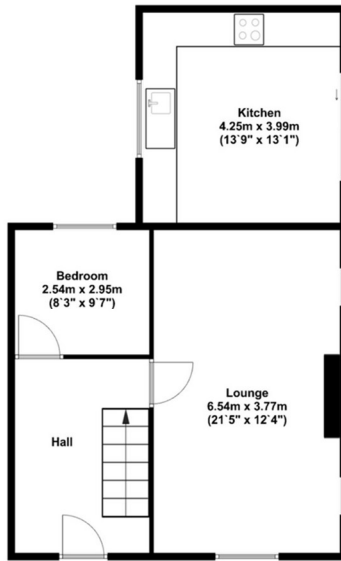
#### Outside:

The property has a large garden area, including a patio area which adjoins the kitchen. The garden comprises a lawn area, a stoned area accompanied by a range of flower beds.

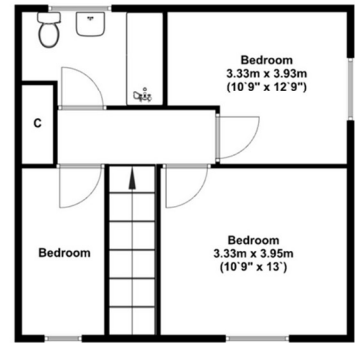
There is a wooden shed in the garden area.



**Ground Floor**  
Approx 68.00 Sq meters (732.00 Sq feet).



**First Floor**  
Approx 68.00 Sq meters (732.00 Sq feet).



**Second Floor**  
Approx 47.00 Sq meters (506.00 Sq feet).



## Borrow Bridge House

Adjoins High Borrow Bridge and has three bedrooms. The accommodation is arranged over two floors and includes a spacious cellar for storage. The property is heated by electric storage heaters and an open fire in the living room. The accommodation is laid out as follows:

### Ground Floor:

- Hall
- Living Room
- Kitchen
- Dining Room

### First Floor:

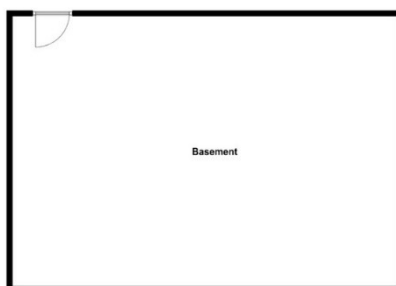
- Large double bedroom
- Small double bedroom
- Single bedroom
- Bathroom

### Cellar:

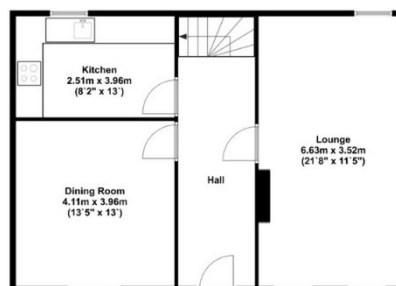
- Workshop/store
- Store

### Outside:

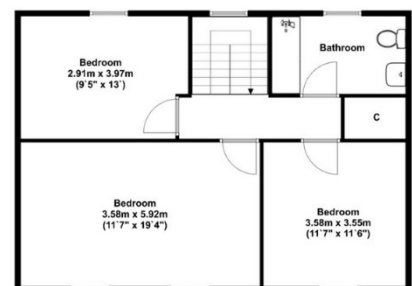
There is no garden area accompanying this, however there is a stone shed on the roadside which is used in conjunction with the property.



Ground Floor  
Approx 68.00 Sq meters (732.00 Sq feet).



First Floor  
Approx 68.00 Sq meters (732.00 Sq feet).



Second Floor  
Approx 68.00 Sq meters (732.00 Sq feet).



### **Parking**

There is tarmac area to the rear of the property which can be used for parking.

### **Services**

Both properties are connected to mains electricity and a private water supply. The properties are served by a shared septic tank.

### **Council Tax**

Both properties are in Band B for Council Tax Purposes. The Council Tax payable for 2025/2026 is £1,910.86.

### **Tenure**

The property is freehold and vacant possession will be given on completion.

### **METHOD OF SALE**

The properties are offered for sale by Private Treaty.

## ANTI-MONEY LAUNDERING REGULATION 2017

Due to new legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to make an offer and prospective purchasers prior to any offer being accepted. Any prospective purchaser should therefore provide us with photographic identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office when making an offer.

## VIEWING

By appointment with the Agents.

## GUIDE PRICE

Properties can only be purchased together, the guide price for both properties is £500,000.

## MISDESCRIPTION ACT

Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

## CONTACT

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### High Borrow Bridge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

### Borrow Bridge House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

