

On Instructions from the Trustees

FREEHOLD; FOR SALE

*An Imposing Victorian House with Extensions,
18,650 sqft (1732.60 sqm - GIA) in Grounds of 14.85 acres
(6 Ha) which include a Detached Residential Building,
Workroom & Modern Games Hall of 6,625 sq ft (587.60 sq m)*



Brettargh Holt

LEVENS
NEAR KENDAL
CUMBRIA
LA8 8EA



*Well Located for Access to Kendal, the M6 & Southern Lakes.
Potential for Residential, Leisure or Care Home or
Other Uses Subject to Planning Permission*

SITUATION

In a predominantly rural location about 25 miles north of Lancaster, 5 miles south-west of Kendal and 1 mile to the east of the village of Levens. The property is well located for ease of access to the M6 motorway at Junction 36 about 3 1/2 miles to the south and for Lake Windermere which is within half an hour's drive to the West.




Brettargh
Holt

DESCRIPTION

Brettargh Holt was acquired by the Salesian Sisters in 1971 originally to be occupied as a Novitiate for the Order but by the mid-1980s the property had developed as a pastoral and retreat centre for young people, which has continued ever since.

The main house is an imposing stone-built Victorian residence dating from the 1870's, on basement, ground and two upper floors. A single-storey extension was added, believed to be 1950's, and a more recent addition to the first floor in the 1970's.

The accommodation includes 7 Reception Rooms, a Chapel with adjoining flat, and extensive kitchen and laundry facilities on the ground floor; with 30 bedrooms, ancillary bathroom and WC accommodation spread over the upper two floors. The cellars contain further workrooms and storage areas, and the total Gross Internal Floor Area (GIA) of the main house is 18,650 sq ft (1732.60 sq m).

Within the grounds there are two former agricultural buildings converted to form residential accommodation and workrooms with a total of 3,470 sq ft (322.37 sq m GIA) and a detached purpose-built Games Hall with ancillary kitchen and WC accommodation built in the 1980's of 2,853 sq ft (265.05 sq m GIA)

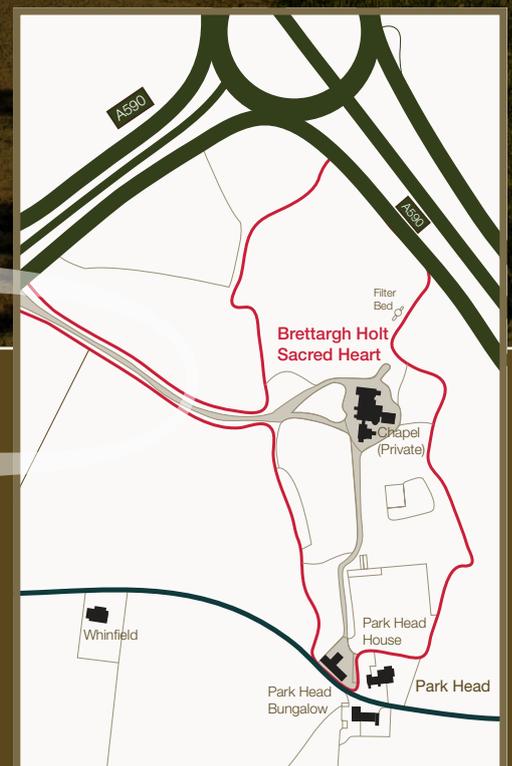
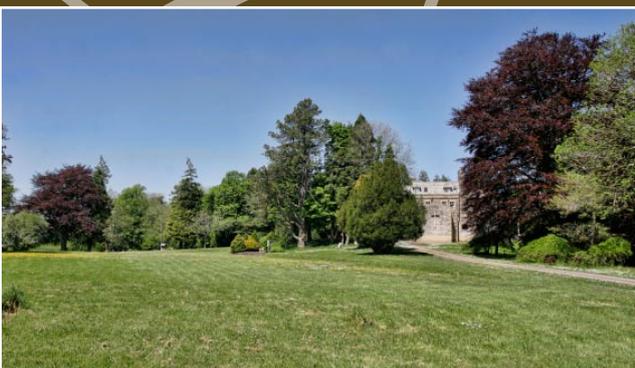




Brettargh Holt

THE ESTATE

The grounds extend to approximately 14.85 acres (6 Ha) with the principal vehicular access from the A 590 up a long drive to the Victorian residence which looks out over well maintained lawns. The balance of the estate includes a landscaped garden, semi-wooded garden, further lawns and a small copse. There is a secondary vehicular access to the southern boundary.



ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificate
Non-Domestic Building

HM Government

SELF-CATERING BUILDING
Brettagh Holt
Levens
KENDAL
LA8 8EA

Certificate Reference Number:
0250-6927-0342-4443-1070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcd.

Energy Performance Asset Rating

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 200
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 101.94

Benchmarks

Buildings similar to this one could have rating as follows:
37 If newly built
99 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate
Non-Domestic Building

HM Government

GAMES ROOM
Brettagh Holt
Levens
KENDAL
LA8 8EA

Certificate Reference Number:
9647-3045-0224-0104-4721

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcd.

Energy Performance Asset Rating

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 117
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 72.88

Benchmarks

Buildings similar to this one could have rating as follows:
29 If newly built
77 If typical of the existing stock

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Energy Performance Certificate
Non-Domestic Building

HM Government

MAIN HOUSE
Brettagh Holt
Levens
KENDAL
LA8 8EA

Certificate Reference Number:
0861-0132-4249-7425-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcd.

Energy Performance Asset Rating

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1566
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 109.62

Benchmarks

Buildings similar to this one could have rating as follows:
34 If newly built
90 If typical of the existing stock

Green Deal Information

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Energy Performance Certificate
Non-Domestic Building

HM Government

MEETING HALL
Brettagh Holt
Levens
KENDAL
LA8 8EA

Certificate Reference Number:
0462-0132-4249-7425-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcd.

Energy Performance Asset Rating

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 253
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 94.75

Benchmarks

Buildings similar to this one could have rating as follows:
42 If newly built
112 If typical of the existing stock

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