



Redmayne House | Wrayton

 lunevalley  
ESTATES.





3  2   
3  2 

 **lunevalley**  
ESTATES.



EPC - E



Band E



Freehold







Redmayne House is a regal and beautiful example of Lune Valley country living. The property sits within the popular hamlet of Wrayton, 4 miles south of Kirkby Lonsdale. Very rarely does a property such as this become available and the hamlet attracts a wide variety of buyers. The residence is located within close proximity to the Yorkshire Dales National Park, Lake District, as well as the Trough of Bowland. A walkers paradise awaits you!



The home is a beautiful blend of traditional and modern features. We wonder what will you fall in love with first. Could it be the mullion window frames, the timber lintels or perhaps the surprisingly spacious country side garden? The home is well appointed with a modern fitted kitchen suite and a stunning south view Breakfast Room where your coffee and croissants await. A formal dining room adjacent to the Kitchen is the perfect place to entertain. An intimate dinner for two or hosting of a real family Christmas feast can be held in this beautiful room. Ground level underfloor heating will always ensure that your family and guests are cosy and toastie throughout the seasons.









There is a real array of living space on offer here. Three bedrooms to the first floor along with an en-suite shower room to the Master Bedroom. There is also a family bathroom with a modern suite and all bedrooms are gifted with wonderful views of the surrounding countryside. A home for the family to thrive in or for those wishing to enjoy the peace of hamlet living.

Beautifully landscaped gardens can be found surrounding the property. To the front is a walled garden with the prettiest country gate, which leads to a laid lawn and a path to the front door. Stroll down the side of the home, and down to the rear south facing English style country garden, and you will find a very welcoming patio area where you can enjoy morning coffee, or an evening glass of wine with friends after dinner.

With laid lawn to the side and rear aspects of the property, raised border, well established shrubs and trees, the gardens of Redmayne House offer a haven for garden lovers, or for those wishing to own their very own piece of quintessential country living. This garden is ideal for enjoying the peaceful, tranquil countryside that the hamlet of Wrayton has to offer.





## Entrance Hall

Step inside and kick off your walking boots after a stroll through this magnificent part of the Country. There is plenty of space here for boots and umbrellas.

Light floods in from the glazed door and you are treated to your first glimpse of the beautiful Redmayne House.

## Lounge

Enter through the traditional Vestibule and you are greeted by a beautiful, cosy Living Room with wood burning stove, classical timber beams and dual aspect mullioned windows which frame the surrounding countryside - it truly is picturesque!

## Dining Room

A room with many options! Keep as a Dining Room or decide to change it to a Home Office or Study. The feel of the room is 'Country Cottage' and would also make a lovely Snug! With exposed timber lintels, stone mullioned window, which looks out to the front lawn, and a gorgeous cottage doorway. The underfloor heating will ensure that toes are kept cosy on cooler nights.

## Kitchen

Walk across the underfloor heated, polished limestone into the Kitchen- you are welcomed by dazzling natural sunlight, thanks to the sash styled double glazed windows overlooking Redmayne House's wonderful garden.

The calming tones of the kitchen cabinetry blend beautifully with the exposed stone wall and the wood beamed lintel. The appliances are modern and sit seamlessly within this stylish space - A four ring ceramic hob, integrated fridge and dishwasher - A home for those who love to cook!

## Breakfast Room

A second dining space or a stunning Garden Room... The choice is yours! French patio doors lead you out into the garden on a Summer's day or sit and watch the changing seasons whilst being warm and cosy inside, thanks to the underfloor heating. The polished limestone flows in from the Kitchen, giving continuity to the design of the downstairs space.

## Utility Room

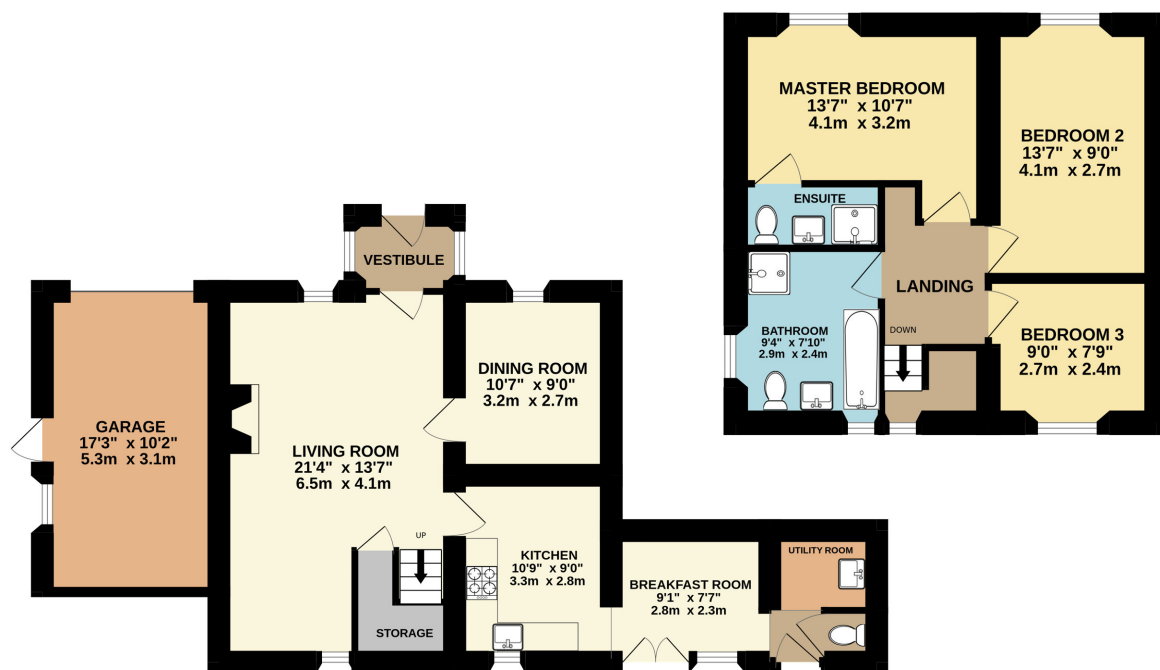
A very useful space to keep dirty laundry away from the cook in the Kitchen! Stylish in it's design with calm tones and that beautifully polished limestone floor. The perfect space to hang wet laundry on a dreary day or to have an overflow freezer when you are overrun with guests and visitors.

## Downstairs Cloaks

A must for modern living! This useful WC is located on the ground floor.

## Master Bedroom

A delightful room with beautiful aspects to the front gardens. The Master Bedroom is filled with charm and character thanks to the exposed wooden lintels and mullion window. The room benefits from having a glorious attached Ensuite.



**lunevalley**  
ESTATES.

## Family Bathroom

Filled with beautiful light, thanks to double glazed sash windows to the rear and side of the room, the Family Bathroom is a delightful space to soak away the stress of the day. It boasts a Roper Rhodes vanity unit housing the wash basin, a paneled bath with a hand held shower attachment, a separate shower cubicle and a low flush WC. The all essential heated towel rail warms those towels and is the heating in the room.

## Bedroom 3

Charming and characterful, bedroom three offers a view through a double glazed sash window to the stunning rear country garden. An exposed ceiling beamed lintel is an nod to the age of the property.

## Bedroom 2

Another beautiful room with mullion windows which gaze out to the front garden. Modern and stylish with room for a King size bed and plenty of freestanding furniture.



# The Essentials



The Lunesdale Arms  
*1.1 miles*



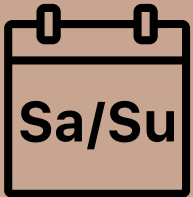
BOOTH'S  
*4.9 miles*



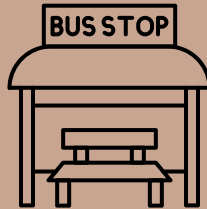
The Highwayman  
*2.2 miles*



Well Pharmacy  
*5 miles*



Devil's Bridge  
*4.6 miles*



Road End  
*0.6 miles*







# lunevalley

## ESTATES.



*Scan to visit our website!*

Suite 8, Willow Mill, Caton, LA2 9RA  
01524 256625  
[team@lunevalleyestates.com](mailto:team@lunevalleyestates.com)  
[lunevalleyestates.com](http://lunevalleyestates.com)