





Eller Bank

3 Sedbergh Road, Kendal, Cumbria LA9 6AD

An opportunity to purchase a splendid Victorian six/seven bedroom family house in one of Kendal's very best locations.

Standing in an elevated position just off Sedbergh Road, this house simply has space for everyone. It includes a large private garden, triple garage and office. From the two large reception rooms, to the splendid open plan family dining kitchen, utility and large basement/games room, to the three excellent double bedrooms and two bath/shower rooms on the first floor. There's a former self-contained flat on the second floor with two further double bedrooms, a bathroom, and living room and kitchenette.

Quick Overview

Splendid Victorian family home

Two large reception rooms, open plan family dining kitchen

Utility & large basement/games room

First floor has three excellent double bedrooms

Former self-contained flat three excellent double bedrooms

Architectural & design contribute to the character

Triple garage and office

Large private garden

Convenient location & within walking distance to Kendal town

Broadband speed of 45 Mbps



Location

Situated in a popular residential area, the property can be found from Kendal town centre by taking the A684 to Sedbergh (Castle Street) and passing under the railway bridge where the road becomes Sedbergh Road. 30 metres after the bridge take the first turning on the left into Eller Raise, then immediately left following the gravel drive up. Number 3 is the last property on your right.

Welcome

Laid out over four floors this makes an ideal home for the large family who need lots of space, for work or play. Many architectural and design details contribute to the character of this special property. The location is good, the views are great and the private rear garden will be a big surprise. An early appointment to view is recommended.

The property has in recent years been improved by the vendors with the installation of a new four-zone central heating system with a Herz pellet boiler. The plumbing, water main and electrics are also all new. So are the TV, radio, phone and computer cables that run throughout the house from a distribution cabinet in the downstairs cloakroom.

From the glazed entrance porch with its original tiled floor, to entering through the arched glazed door into the reception hall, those that view will begin to appreciate and understand the scale and generosity of space on offer for the growing family.

The reception hall sets the scene with its arched alcove and archway, deep plaster cornicings and picture rails, all of which continue through the house. Many original features have been retained over the years. They include deep skirtings and architraves, polished floorboards, fireplaces and original sash windows.





Spacious Living

Specifications

Sitting Room
25' 1" x 15' 10" (7.65m x 4.83m)

Dining Room
16' 0" x 14' 4" (4.88m x 4.37m)



The grandeur of the sitting room with its tall secondary glazed bay window and the original timber fireplace with flagged hearth and wood burning stove adds to the sense of space that's found throughout the house.

Opposite the sitting room is the dining room with two sash windows overlooking the side and rear garden. A plate rail runs around the room and a serving hatch opens to the kitchen. A range of fitted cupboards and drawers offer plenty of storage space.

Follow through into the inner hallway with its panelled staircase leading to the first floor. There's a useful understairs cupboard and cloakroom beyond with pedestal wash hand basin and WC. A cabinet in the cloakroom distributes phone lines, satellite TV, freeview TV, radio and broadband/computer networking to all the main rooms in the house.

Room for all the Family



Specifications

Family/Living/Dining Kitchen
25' 6" x 17' 6" (7.77m x 5.33m)

Utility Room
15' 8" x 11' 3" (4.78m x 3.43m)

Office
15' 1" x 11' 1" (4.6m x 3.38m)

Created by the current owners is the splendid open plan family/living/dining kitchen. It has original stone flags and an open fireplace with quarry tiled hearth and wood burning stove. The dining area with its double-glazed roof, double-glazed wrap-round windows and double doors which open to the paved patio, really is the heart of the home. The cooking area includes a range cooker alongside a stainless steel work surface with shelves under. Opposite is a stainless steel double bowl, double-drainer unit with tiled splash back and open-display draining racks above. There's plumbing and power for a dishwasher and fridge under the draining boards either side of a spacious cupboard with sliding doors.

Leading through into the scullery/utility room. This has original tiled flooring and splendid stone keeping shelf incorporating a sink with hot and cold water taps. A sash window overlooks the garden. There is a feature open fireplace and original built in shelved pot cupboards. Plumbing for washing machine and a useful understairs cupboard. A concealed timber staircase leads up to a first floor office room with radiator and two sash windows.

A concealed stone staircase from the kitchen leads down into the large basement currently divided into three rooms with Cellar 1 having a flagged floor, window, radiator, power and light, Cellar 2 being a useful pantry with stone keeping shelves and light. Cellar 3 houses the Herz Pellet Boiler and pellet store for the central heating, two large pressurised hot water cylinders, power and light.





First Floor Bedrooms

Specifications

Bedroom 1
17' 6" x 16' 2" (5.33m x 4.93m)

Bedroom 2
16' 2" x 13' 5" (4.93m x 4.09m)

Bedroom 3
15' 9" x 14' 2" (4.8m x 4.32m)



Back to the staircase in the hallway that leads to the first floor is an arched coloured Westmorland style window. Following the stairs up you come to a split landing. To the right you will find a shower room with heated towel radiator, basin, WC and sash window. To the left is the main landing with a short flight of steps leading to the second floor.

On the first floor you will find three large and spacious double bedrooms. One enjoying a dual aspect to the side and rear gardens with distant fell views and a feature fireplace with tiled hearth. The second also includes a feature fireplace, shelved alcove and fitted wardrobes and drawers. The third is another dual-aspect room with views to the front garden and trees to the side of the house.

The house bathroom is on this level having a three-piece suite; comprising bath with shower over, pedestal wash hand basin, heated towel radiator and WC. There are part-tiled walls and an arched sash window with tiled sill.



Second Floor Bedrooms



Specifications

Bedroom Four

15' 0" x 15' 0" (4.57m x 4.57m)

Bedroom Five

16' 8" x 14' 4" (5.08m x 4.37m)

Living Room/Bedroom Six

16' 11" x 16' 11" (5.16m x 5.16m)

Kitchenette

12' 0" x 5' 1" (3.66m x 1.55m)

The second floor offers a flexibility seldom found and could easily be used as a self-contained flat. It has its own extra access via steps to the front of the building. Closing an internal door will separate it from the rest of the house.

The second floor, like the first, has a split landing with a three-piece bathroom to the right and a spacious landing to the left with a useful walk-in wardrobe.

Again, the rooms on this level are large and spacious. The largest is currently laid out as a living room with two windows to the front and side and an open fireplace with wood burning stove. There is also a small kitchenette and two large double bedrooms. Both bedrooms feature cast iron fireplaces and to the rear enjoy far reaching views north, to the distant fells. The views from the living room and bedroom to the side overlook the town across to Serpentine woods.





Garden & Grounds

The gardens and grounds are extensive like the house, offering privacy and seclusion. To the front is a fore garden and wooded area. The driveway leads through to a gravelled area for parking and access to the garage, along with a large paved patio, a timber decked area and covered log store. A mature hedgerow opens to an almost secret garden with trees and lawn offering plenty of space for outdoor games.

Two garden store rooms are conveniently placed for lawnmower and garden tools.

Triple Garage 28' 11" x 19' 0" (8.81m x 5.79m) accessed internally from the scullery/utility room. Personal side door to the garden and triple timber sliding doors. Power and light and white butlers sink with hot and cold water taps.

Important Information

Services:

Mains electricity, mains water and mains drainage. Mains gas is currently capped.

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 :

South Lakeland District Council - Band G





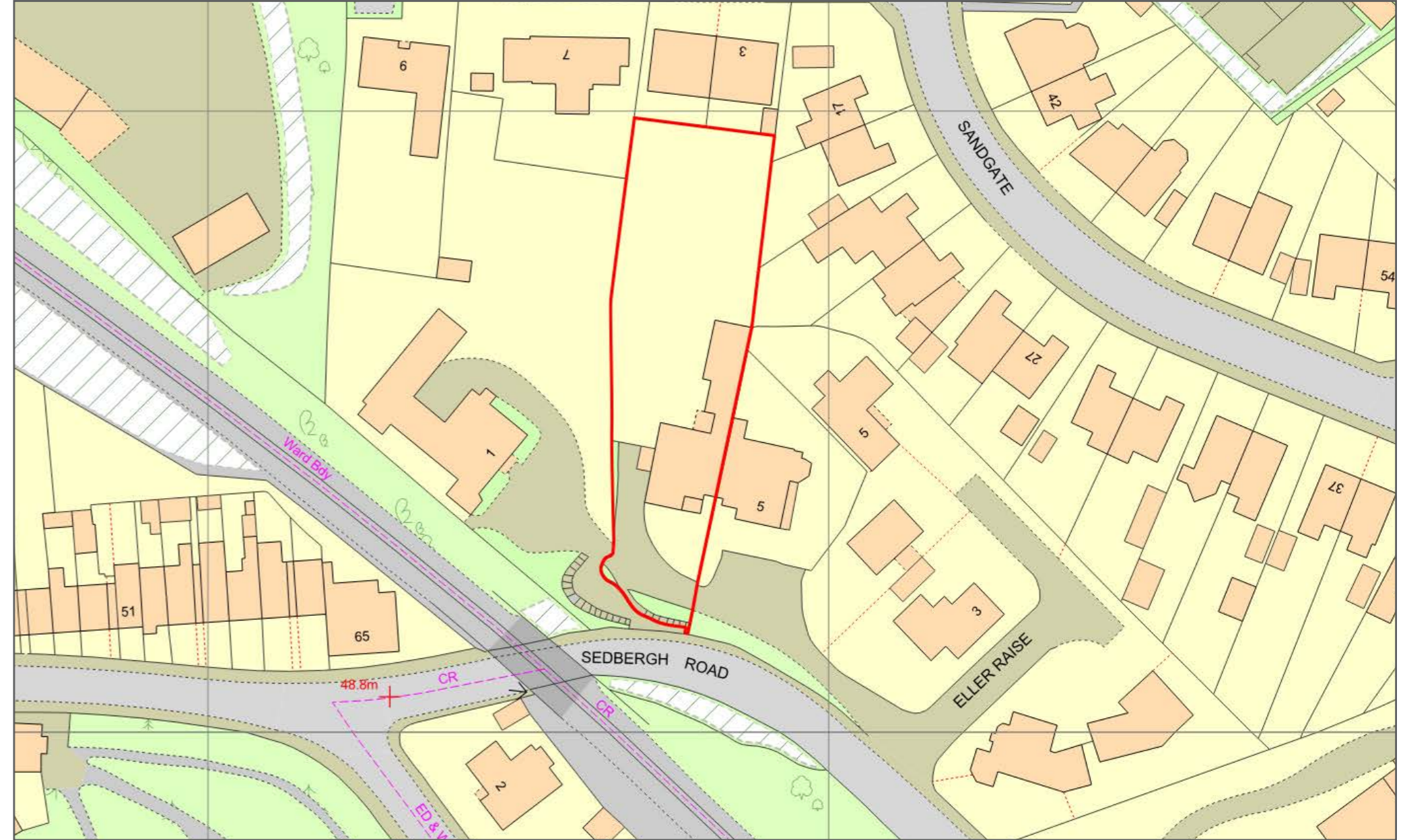
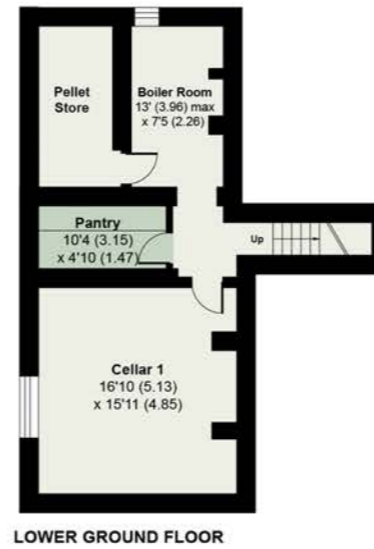
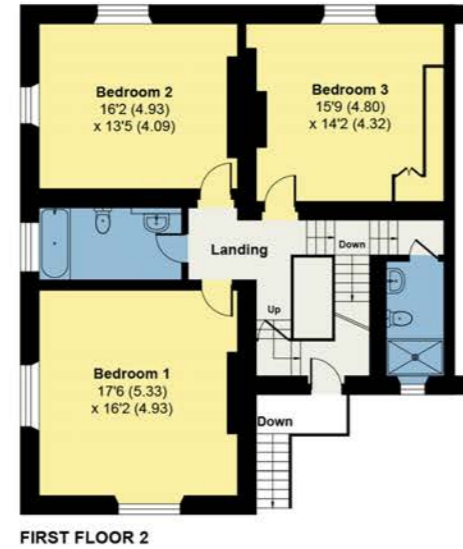
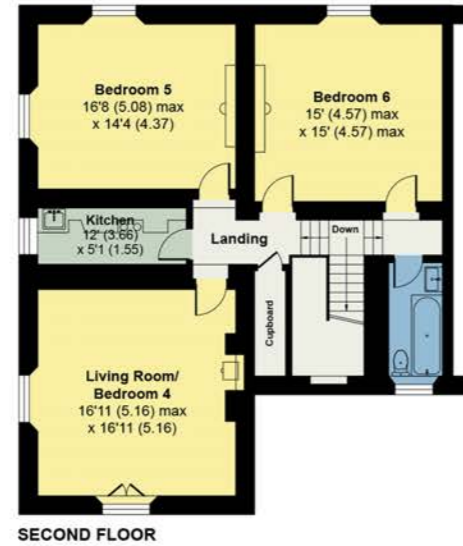
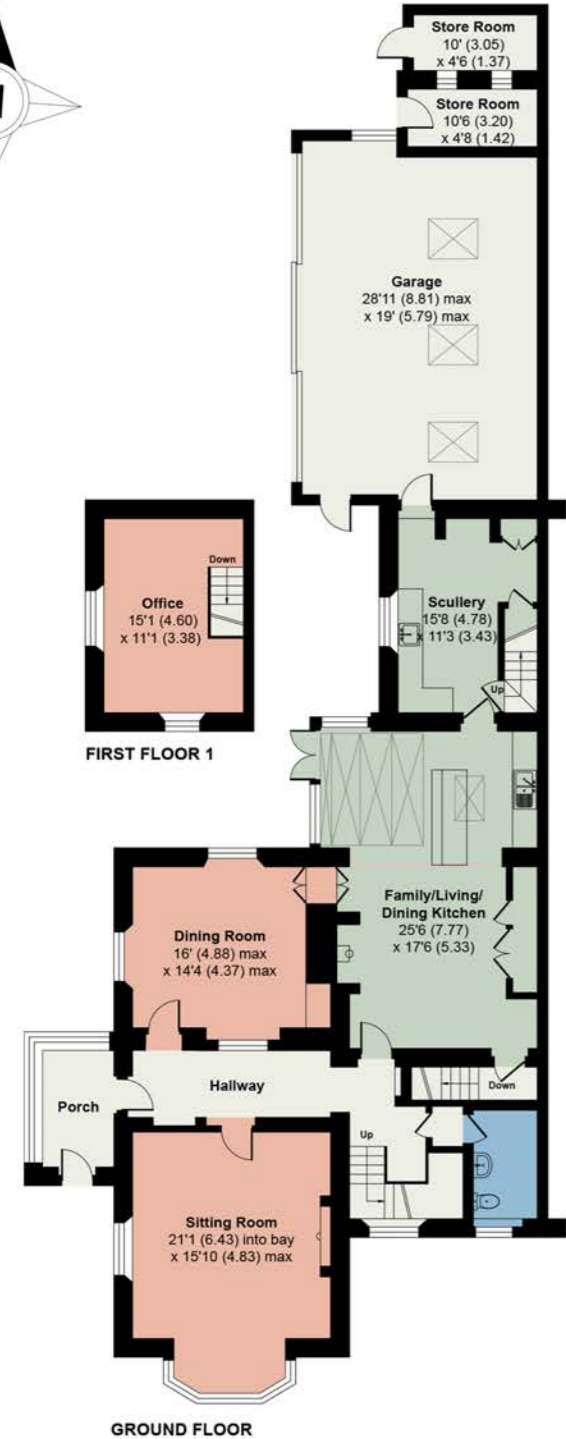
Sedbergh Road, Kendal, LA9

Approximate Area = 4996 sq ft / 464 sq m (includes garage)

Outbuilding = 94 sq ft / 9 sq m

Total = 5090 sq ft / 473 sq m

For identification only - Not to scale



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

kendalsales@hackney-leigh.co.uk

100 Stricklandgate, Kendal, Cumbria, LA9 4PU

www.hackney-leigh.co.uk

Caring about you and your property