

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Kendal

£565,000

119 Windermere Road, Kendal, Cumbria, LA9 5EP

A splendid Victorian end terrace house situated in one of Kendal's very best locations close to Kendal Green and St Thomas primary school. Laid out over four floors the property offers flexible living space for all the family with a delightful sitting room, a splendid open plan family/living kitchen on the lower ground floor together with a study, five double bedrooms, a single bedroom and three bath/shower rooms.

Built in the 1800's this true family home enjoys a most convenient location with superb views to the distant fells. The present owners have over the years altered and extended the original layout into a home for all the family to live, work and play in. To complete the picture is a private well tended enclosed walled garden, a detached garage with undercroft and a level tarmac drive providing excellent off road parking for several vehicles. The next step is an early appointment to view.

Quick Overview

Splendid 1800's, end of terrace house
Flexible living, laid out over four floors
Open plan living & delightful sitting room
Five double bedrooms & a single bedroom
Three bath/shower rooms
Superb views to the distant fells
Detached garage with undercroft & off-road parking
Private well tended, enclosed walled garden
Perfectly located, walking distance to Kendal town
Broadband speed of 70 Mbps



6



3



2



E



70 Mbps



Detached Garage &
Off-Road Parking

Property Reference: K6564



Spacious Landing



Open Living/Dining/Kitchen



Open Living/Dining/Kitchen



Sitting Room

Location: Situated in an elevated position and enjoying a splendid views over the town to the distant fells beyond. Leaving Kendal on the Windermere Road to the North of the town centre, follow the road up and number 119 can be found on your right hand side on the corner with Green Hill that runs down to Kendal Green.

The location is convenient for access to the Lake District, with the National Park boundary being just a mile to the north. Access to the M6 motorway and mainline railway station at Oxenholme are just a short drive away.

Property Overview: Standing in an elevated position enjoying an open aspect to the front and down to Kendal Green from the rear. This splendid Victorian family home offers generous living accommodation that is laid out over four floors. Gas central heating is installed and the majority of the windows are original sash with secondary glazing.

The property has been improved and extended by the current owners over the years, yet retaining many original period features with deep plaster cornicing's, picture rails, ceiling roses and pretty cast iron fireplaces blending period character with modern living space.

On entering the hallway, you will begin to appreciate the quality of space this family home provides with a pitch pine staircase leading to the first floor and a concealed staircase to the lower ground floor.

Stepping in to the sitting room with its deep bay window those that view will begin to appreciate the generous space that waits as they walk through the house. With deep plaster cornicing, ceiling rose and picture rail this delightful room enjoys an open aspect to the front. The fireplace has a tiled inset and hearth with a fitted gas fire with back boiler for the heating. There are two arched fireside alcoves each with fitted cupboards.

The master bedroom is also on this floor, enjoying an aspect over the garden, onto Kendal Green with Benson Knott beyond. A range of fitted wardrobes are included and the arched display alcove has a fitted cupboard. The en-suite shower room has recently been installed with attractive panelled walls and a three piece suite comprising; a large walk-in shower cubicle, modern vanity unit with drawers and wash hand basin, WC and has underfloor heating and heated towel rail.

The owners study is the next room along, providing excellent space for those working from home or which could equally be a second sitting room or occasional bedroom if required.

Taking the stairs down to the lower ground floor, the hallway has a deep understairs cupboard and a window provides natural lighting. A sliding door opens into the dining room which in turn opens up into the splendid family living kitchen. The living area has an exposed painted stone wall with a raised hearth and fitted gas fired stove. A double glazed sash window over looks the garden and a door leads into the rear porch/utility room.

The kitchen is fitted with an attractive range of modern contemporary gloss wall, base and drawer units with granite work surfaces and a central island unit with breakfast bar. Kitchen appliances include a built in oven and microwave and a four ring gas hob with cooker hood over. There is an alcove with space for a tall fridge and plumbing for a dishwasher.



Fitted Kitchen



Bedroom 3



Bedroom 2



Bedroom 4



Bedroom 5



Bedroom 6

The rear porch/utility is UPVC double glazed with a panelled ceiling and has a door to the garden. A great space to come into and on inclement days shake off your wet coats and shoes. Plumbing for washing machine and space for tumble dryer and freezer.

Back to the entrance hall, follow the picture pine staircase to the spacious first floor landing. To the rear is the large house bathroom that offers clear potential for altering and improving and there are two double bedrooms one to the front elevation and one to the rear, both with feature cast iron fireplaces, wash hand basins and built in wardrobes. The small single to front looks across to open fell.

A second pitch pine staircase from the landing leads up to the second floor. The landing has a Velux roof light and the two large double bedrooms offer a teenagers paradise. The front bedroom has dormer window with views across to the open fell off Windermere Road together with a large walk-in box room for storage. The rear bedroom has a Velux roof light and an ensuite shower (in need of attention).

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Sitting Room

16' 3" x 14' 10" (4.95m x 4.52m)

Bedroom 1 plus En-suite

13' 2" x 11' 10" (4.01m x 3.61m)

Study

10' 1" x 8' 11" (3.07m x 2.72m)

Lower Ground Floor

Hallway

Open Plan Living/Dining Room & Kitchen

21' 0" x 13' 2" (6.4m x 4.01m)

Rear Porch/Utility

6' 5" x 6' 0" (1.96m x 1.83m)

First Floor

Spacious Landing

Bedroom 2 (front)

13' 0" x 12' 0" (3.96m x 3.66m)

Bedroom 3 (rear)

13' 5" x 11' 10" (4.09m x 3.61m)

Bedroom 4 (front)

8' 11" x 6' 5" (2.72m x 1.96m)

House Bathroom

Second Floor

Landing

Bedroom 5 with En-suite (rear)

16' 10" x 12' 8" (5.13m x 3.86m)

Bedroom 6 (front)

13' 6" x 13' 3" (4.11m x 4.04m)



Bedroom 1 with ensuite



Ensuite to bedroom 1



Garden



Outside:

Detached Garage 16' 4" x 9' 10" (4.98m x 3m) up and over door, power and light. A useful undercroft garden store with gas water heater for the En-suite to bedroom 1 and the kitchen.

Driveway & Gardens The level tarmac driveway to the front of the garage is accessed off Green Hill providing ample off road parking for several cars. A gate to the side leads through to a small sitting area that enjoys views across the town to Kendal castle in the distance, and a flight of steps lead down to the enclosed walled garden. The garden is well tended with a paved patio, lawn and well stocked flower beds and borders.

Services: mains electricity, mains gas, mains water and mains drainage.

Council Tax Band: South Lakeland District Council - Band E

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

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

Meet the Team

Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711
Mobile: 07971 916752
elaine@hackney-leigh.co.uk



Keira Evans

Property Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



Windermere Road, Kendal, LA9

Approximate Area = 2332 sq ft / 217 sq m (includes garage)

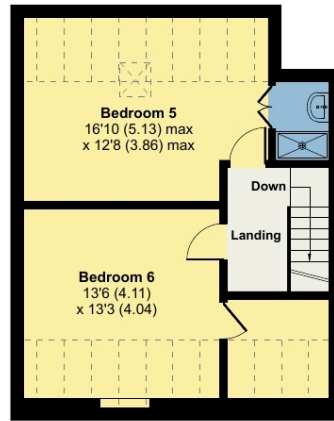
Limited Use Area(s) = 158 sq ft / 15 sq m

Undercroft Storage = 32 sq ft / 3 sq m

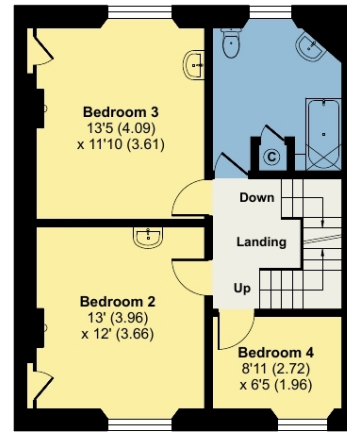
Total = 2522 sq ft / 235 sq m

For identification only - Not to scale

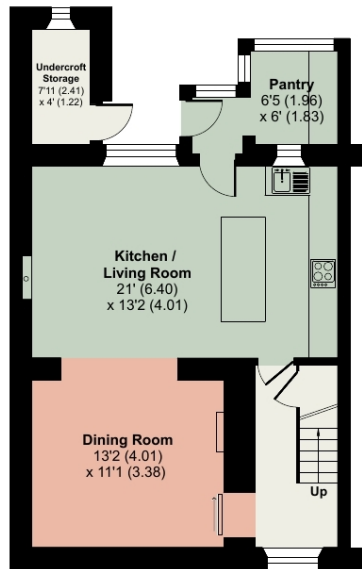
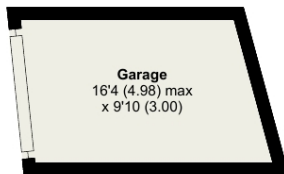
Denotes restricted head height



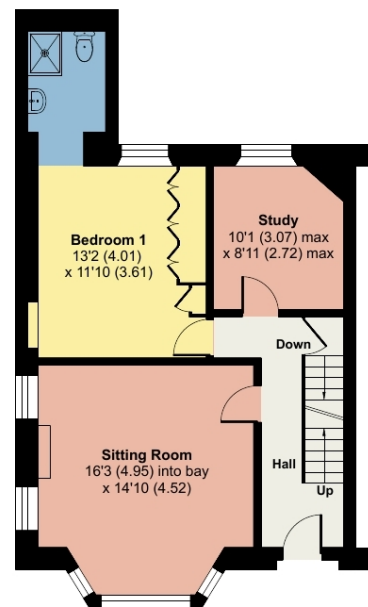
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 901992

Thoughts from the owners – “ This has been a excellent family home and is a great place to host family parties”.

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