



Kendal

£550,000

Holly Rigg , 3 Briarwood, Kendal, Cumbria , LA9 5DP

This attractive well-presented modern detached home is situated in a mature setting being one of only four properties that form the private and discreet cul-de-sac of Briarwood. The original layout has been altered and improved by the vendors to provide flexible living for all the family. Those that view will be both surprised and delighted by the well designed, well balanced layout that awaits them - with four bedrooms, two bath/shower rooms, a splendid living room and excellent family dining kitchen and utility room.

Standing on a large corner plot in an elevated position that takes in the fine open views to the front. The landscaped gardens offer privacy and seclusion, together with a summerhouse and large timber shed and a brick paved driveway provides ample parking. All in all, a home that offers great space be it inside or out – and a must to view if modern day design and generous living space is high on your agenda.

Quick Overview

Modern detached home

Very well-planned living accommodation

Splendid living room

Excellent family dining kitchen & utility room

Four bedrooms & two bathrooms

Large corner plot in an elevated position

Fine open views to the front

Landscaped gardens offer privacy and seclusion

Ample off-road parking

Broadband download speed up to 1000 Mbps



4



2



2



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1000 Mbps



Ample off-road parking

Property Reference: K6608



Entrance Hall



Inner Hallway with space for desk



Splendid Living Room



Deep Bay to living room fine views

Location: Situated in a popular residential location just off Brigsteer Road. Underwood can be found from the Town Centre by proceeding up All Hallows Lane continuing onto Beast Banks and beyond the Riflemen's take the turning left, then first turning right onto Brigsteer Road. Take the next left at the entrance onto Underwood and then first right into Briarwood, Holly Rigg is then found in the top left hand corner.

Known as the "Gateway to the Lakes" the market town of Kendal offers easy access to both the Lake District and the Yorkshire Dales National Parks. The M6 motorway is accessible at Junctions 36 and 37 and from the mainline railway station at Oxenholme, London is only three hours away. The town centre boasts not only well-regarded schools, a college, churches, medical centres, banks and supermarkets but also independent traders and specialist artisan providers, a twice weekly market, the renowned Brewery Arts Centre, a superb gallery at Abbott Hall and a leisure centre that not only provides sports facilities but hosts concerts ranging from classical to popular.

Property Overview: The first impression when you pull up onto the driveway of this most attractive detached property sets the scene for the warm welcome that awaits inside. The present vendors have with thought and attention to detail altered and improved the original layout providing flexible living space over two floors for all the family to enjoy.

Standing in an elevated position overlooking the town with views across to Benson Knott and Kendal castle in the distance.

A flight of slate steps with wrought iron railings lead up to the front entrance with its open canopy porch and outside light. Then step into the entrance hall with its attractive oak flooring that runs through into the living room, the inner hallway and the two bedrooms that are found at this level.

Opening from the entrance hall is the stunning living room with an open fireplace with timber mantle and flagged hearth and that must have, multi-fuel stove. To complete the picture of this delightful room is the deep valuated bay with its full height wrap round double glazed windows taking in the aspect across the town and beyond.

The living dining kitchen can be found to the rear of the property with an attractive flagged floor and two double glazed windows and French doors opening to a sheltered patio and the rear garden. Fitted with an attractive range of base and drawer units with co-ordinating part tiled walls and complementary worktops with a deep butlers sink with granite surround and drainer. Kitchen appliances include a built-in oven and five ring gas hob with stainless steel cooker hood and extractor over.

The inner hall with its attractive timber staircase to the lower ground floor offers space for a desk, and houses a deep shelved airing cupboard with pressurised hot water cylinder.

There are two double bedrooms at this level, with bedroom one to the front having a double glazed window to the side and double glazed double doors opening onto a wrought iron balcony rail taking in those open views. With bedroom two overlooking the rear garden.



Splendid Living Room



Deep Bay to living room fine views



Fitted Kitchen



Excellent Family Dining Kitchen



Bedroom 2



Bedroom 3

The house bathroom has attractive part tiled walls, down lights and a double glazed window and a three piece suite comprises; a panel bath, and fitted furniture with wash hand basin and WC.

The timber staircase leads down to the lower ground floor hallway with its attractive flagged flooring and excellent under stairs storage cupboards.

There are two further double bedrooms at this level both with aspects across to Benson Knott and the castle. Both have attractive wood effect flooring and double glazed windows with deep sills.

Across from the bedrooms is the excellent utility room and shower room. The utility room with complementary part tiled walls and worktop with inset stainless steel sink unit. Plumbing for washing machine and space for a tumble dryer. The flooring is flagged and there is a radiator and extractor fan.

The shower has an attractive tiled floor and complementary part tiled walls, an extractor fan, down lights and chrome vertical towel radiator. A three piece suite comprises; a large shower cubicle, pedestal wash hand basin and WC.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Splendid Living Room

18' 5" x 17' 10" (5.61m x 5.44m)

Excellent Family Dining Kitchen

27' 4" x 13' 2" (8.33m x 4.01m)

Inner Hallway

Bedroom 1 (front)

14' 6" x 12' 4" (4.42m x 3.76m)

Bedroom 2 (rear)

10' 3" x 8' 5" (3.12m x 2.57m)

Bathroom

Lower Ground Floor

Hallway

Bedroom 3 (front)

11' 7" x 9' 0" (3.53m x 2.74m)

Bedroom 2 (rear)

10' 3" x 8' 5" (3.12m x 2.57m)

Shower Room

Utility Room



Bedroom 1 with balcony rail



Shower Room



Rear garden



Rear aspect and garden

Outside: The property stands on a large corner plot with gardens to the front, side and rear enjoying the morning and afternoon sun. The brick paved driveway provides ample parking and a flight of steps with wrought iron railings lead up to the front entrance.

The walled front garden is planted with a variety of ground covering shrubs together with lawned areas. The side garden offers a sheltered sitting area with timber sleepers, raised beds and artificial lawns. Round to the rear is a delightful private secluded garden laid out over two levels with a large paved patio, lawn, planted beds and well stocked rockery's including feature granite boulders.

Tenure: Freehold

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

Council Tax: South Lakeland District Council - Band F

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



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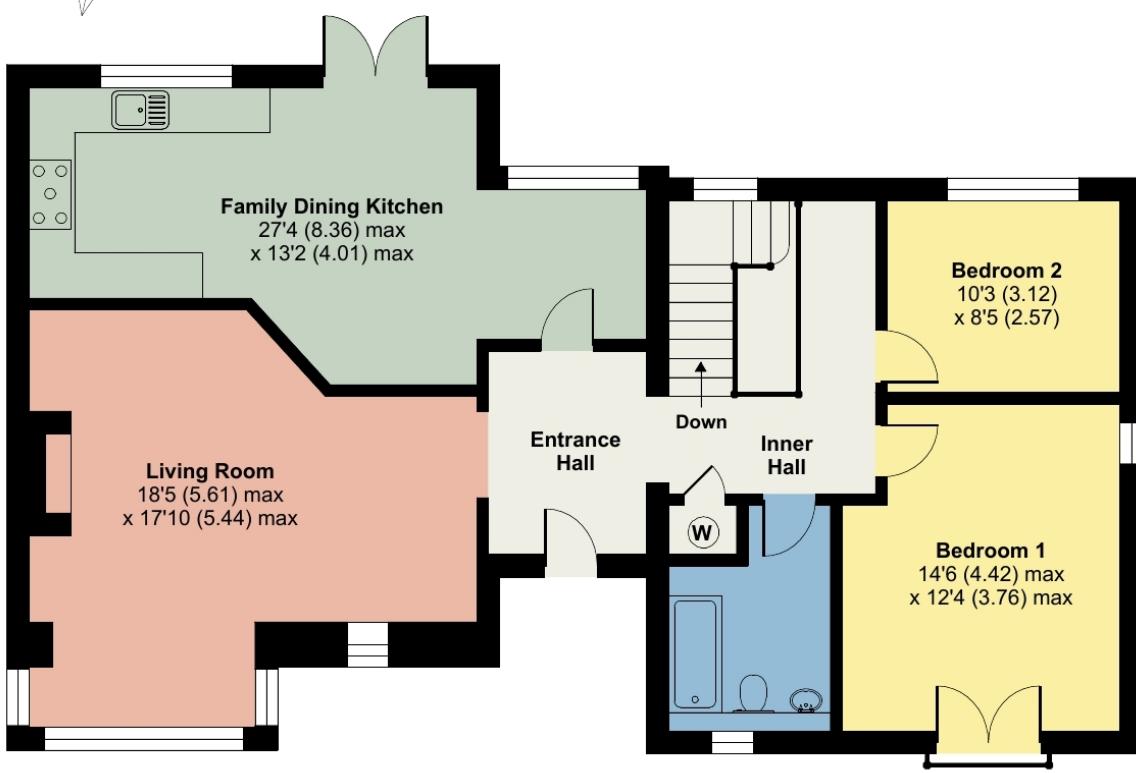
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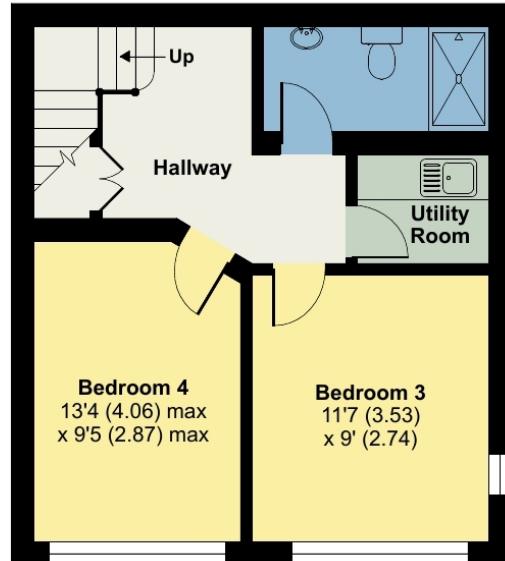
3 Briarwood, Kendal, LA9

Approximate Area = 1542 sq ft / 143.2 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023.
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A thought from the owners...This house has amazing views with the convience of Scout Scar walks through the back gate and only a 5 minute walk from Kendal town centre"

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