



# Kendal

£450,000

94 Windermere Road, Kendal, Cumbria, LA9 5EZ

This fine stone built and slated semi-detached property enjoys an elevated position that takes in the fine views from the front elevation to the distant fells – and from the delightful rear garden a protected open aspect over fields and fell. Improved and extended over the years, the layout offers flexible living space, perfect for family living and working from home or play.

Just turn off Windermere Road and park in front of the house - maybe turn round and enjoy the distant views before being welcomed into this friendly family home where the rooms are generous, the character intact and you will at once experience the comfortable nature of this traditional period home. The town centre is just a few minutes away and there is easy access to the Lake District National Park and the Kendal Bypass to the M6 is on the doorstep.

## Quick Overview

Excellent stone and slate semi-detached family house.

Wonderful views to both front and rear.

Flexible living space

Living room, sitting room & dining kitchen

Three bedrooms & bathroom & ensuite shower room

Well tended rear garden

Off road parking & electric charging point

Gas Central heating

Perfectly located, walking distance to Kendal town



3



2



3



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80 MBPS



Off Road Parking

Property Reference: K6665



Sitting Room



Dining Kitchen



Bedroom 1



Bedroom 2

**Location:** From Kendal town centre follow Stricklandgate in a northerly direction which continues through a set of traffic lights onto Windermere Road. The road climbs a hill and the property can then be found on the left hand side, opposite the turning for Underley Avenue.

The property occupies a superb elevated location, set well back from the road, enjoying stunning views across Kendal towards the Lakeland Fells at the front and adjoins and overlooks protected open farmland to the rear. The entrance to the drive is shared with number 92 with each property having their own parking area to the front of the houses.

Situated in one of Kendal's most popular residential areas, being conveniently placed for access into Kendal town centre. The historic market town of Kendal, renowned as the gateway to the Lake District, offers an excellent range of shopping, leisure, cultural and educational amenities. The town is well placed for junctions 36 to 38 of the M6 motorway and for Oxenholme Railway Station for the London to Glasgow West coast main line.

**Property Overview:** Those that come to view 94 Windermere Road will be both surprised and delighted by the generous layout of the ground floor with its two good living rooms, the dining kitchen and the adjoining home office/playroom and utility/cloakroom. Upstairs on the first floor is the house bathroom and two good double bedrooms, the front with views across to Benson Knott and the surrounding Lakeland fells, the rear overlooking the garden onto open fell and farmland. Bedroom 3 is found on the second floor with a large dormer window to the rear and an ensuite shower room.

Over the years, many original features have been retained from deep skirtings, plaster corning's, pine staircase and doors - all of which are complemented by 21st century comforts with gas central heating, double glazed sash style windows to the principle rooms, feature stone fireplaces and a four piece bathroom and ensuite shower room.

Stepping into the entrance hall the warm welcoming atmosphere that awaits is first experienced and one that continues through out the ground floor. With its part glazed door with etched panes and fan light over, original plaster corning and feature arch, and attractive wood flooring and part panelled walls to dado height. The pine staircase leads up from the centre between the sitting room and family living room.

The sitting room has a deep bay window that enjoys a pleasant aspect over the front garden with distant fell views beyond. The attractive stone fireplace has a contemporary inset gas fire and the two matching fireside alcoves have lights. With original plaster corning, ceiling rose, and varnished floor boards completing the room.

From the hall a part glazed pine door opens into a large living room, a room for all the family to enjoy, cosy in winter and cool in summer - with two windows, and again with attractive wood flooring and a splendid stone fireplace with brick inset and that all important and much desired multi-fuel stove on a deep flagged hearth. Deep under stairs cupboard with light.

Through then into the dining kitchen with its vaulted ceiling, exposed timbers and down lights, light floods in from three Velux roof lights, a side window and the double glazed panelled French doors that open to the garden. The kitchen area is fitted with a range of bespoke units with slate tops and a matching central island unit with two inset stainless steel sinks and space and plumbing for a dishwasher. A range oven with six ring gas hob is fitted into an alcove and a useful cupboard with double doors is tucked away in a corner that houses the gas boiler and has fitted shelving for storage.

Three steps up and through two double doors you will enter a light and



Family Living Room



Dining Kitchen



House Bathroom



Bedroom 3 with En-suite



Bedroom 3 with En-suite



Studio/Playroom

airy room with Velux roof light and wrap round windows. Perfect for many uses, hobbies/play or a home office as the current vendors. The ceiling again is vaulted with a pull down clothes airer. Beyond this room is the;

Utility/Cloakroom with complementary part tiled walls, window and extractor fan. WC and wash hand basin, plumbing for washing machine and hanging space for coats.

The first floor landing has a large window in the gable end, original picture rail and staircase to the second floor.

There are two double bedrooms on this floor, the front bedroom being a large double with two windows and fine views and a deep under stairs wardrobe with light. The second bedroom is located at the rear being a good double and having a delightful aspect over the garden onto the open farmland land and fell.

The house bathroom with its attractive part tiled slate walls also looks out over the garden and the open farmland. A four piece suite comprises; a free standing double ended roll top bath with central tap and shower mixer, a corner shower cubicle with rainfall shower head, vanity unit with slate surround and inset wash hand basin, WC. Complementary wood flooring, two vertical towel radiators and an airing cupboard with hot water cylinder and shelving.

Completing the picture on the second floor is a large double bedroom with exposed beams and a full length double glazed dormer window that takes full advantage of the splendid views. A range of drawers are fitted into the eaves beneath the dormer providing excellent storage. Shelved alcove and two bedside wall lights. Folding pine doors open into: the ensuite shower room which has a tiled shower cubicle with a Mira shower, WC and vanity unit with wash hand basin.

Accommodation with approximate dimensions:

Steps lead up to the front entrance

Ground Floor

Entrance Hall

Sitting Room (front)

14' 4 into bay" x 12' 1" (4.37m x 3.68m)

Family Living Room

15' 10" x 12' 11" (4.83m x 3.94m)

Dining Kitchen

16' 4" x 15' 8 max" (4.98m x 4.78m)

Studio/Home Office/Playroom

13' 1" x 9' 2" (3.99m x 2.79m)

Utility/Cloakroom

First Floor

Landing

Bedroom 1 (front)15

15' 1" x 10' 11 max" (4.6m x 3.33m)

Bedroom 2 (rear)

13' x 7' 8" (3.96m x 2.34m)



OS Map



Decked area



Paved patio with steps to upper garden



Rear Garden



View from upstairs

**Four Piece Bathroom**

9' 11" x 6' 11" (3.02m x 2.11m)

**Second Floor**

Landing

**Bedroom 3 with Ensuite Shower Room (rear)**

14' 3" x 11' 2" (4.34m x 3.4m)

**Outside:**

The property benefits from well tended gardens, the front being paved and gravelled with well stocked flower beds, mature trees and shrubs and a block paved drive providing parking for two vehicles along with an electric charging point.

A gate to the side leads round to a west facing enclosed well tended rear garden laid out over different levels with paved patio, colourful planted rockery's, lawn, and a raised decked area that adjoins the open fields along with the splendid views. Timber garden shed.

**Tenure:** Freehold

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

**Council Tax:** Westmorland and Furness Council – Band E

**Viewings:** 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 = 1527 sq ft / 141.8 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1553 sq ft / 144.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hackney & Leigh. REF: 991944

A thought from the owners... “A bright and airy house that has the benefit of town and country plus lots of light and space in this rare and characterful home”.

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