





The paddock



Side aspect and garden



Entrance Hall

The Conifers

**OFFERS IN EXCESS OF
£500,000**

The Conifers
Parkside Road
Kendal
Cumbria
LA9 7LG

The Conifers is not only a rare opportunity but a real hidden gem with great potential for those looking to apply their own stamp to a family home. Situated at the end of a private drive, with large gardens and the benefit of an adjoining paddock, yet within walking distance to Kendal town centre, close to good local schools, and easy access to the Oxenholme mainline station and the M6 motorway.

A much loved family home for nearly 50 years, with the principle living rooms taking full advantage of the exceptional views across the town towards the Lakes, Scout Scar and surrounding fells. Upstairs you will find four good sized bedrooms, with the two largest rooms sharing a balcony, perfect for enjoying the sunsets. Outside you will find a garage along with large private wrap around gardens and the paddock. Ideal for those looking to partake in the good life or just ample space for children to safely play.

Location: The Conifers is part of an exclusive development created within the grounds of Parkside House and can be found by way of proceeding up Parkside Road, continuing under the railway bridge and just before the junction with Sedbergh Road take the right turning by the lodge.

Follow the private drive down bearing right and continue along to the far end with The Conifers being the end property. Park on the drive to the front of the house and garage.

Property Overview: Booking an appointment to view perhaps what is one of Kendal's best kept secrets will result in a truly delightful experience. Tucked away at the top of a private driveway that forms part of the Parkside Estate, and set within its own almost secret setting with far reaching views is this, four-bedroom, family home.

Built for the owners and never having been before for sale, the property is now ready for a makeover offering the new family an opportunity to alter and update to suite their own tastes and requirements.

For those that view the first impression when stepping out of the car are the stunning gardens and the breathtaking views. Then entering the house into the hallway with its original open tread polished wood staircase and fitted cupboards the scene is set for what awaits. There is that all important downstairs WC and a useful cloaks cupboard that houses the gas boiler and has a door into the garage.



Living Room with double doors to dining room



Living Room



Balcony



Living Room



Breakfast Kitchen



Dining Room

Straight ahead off the hall a glazed panelled door and side screen leads into the splendid 22' living room with sliding patio doors that open out onto a Burlington slate terrace on which to sit and enjoy the afternoon and evening sunsets soaking up the fine westerly views across the town to Scout Scar, Kendal castle and the distant Lakeland fells in the north. The stone fireplace with its polished limestone hearth and timber mantle provides a focal point and the wood panelling and fitted book shelving complete the room. Double doors then open

into:

The dining room, a dual aspect room with views across the garden and open countryside. feature wood panelling and a hatch to the kitchen.

Next door is the kitchen again enjoying a dual aspect and fitted with a range of wall and base units with complementary working surfaces and co-ordinating part tiled walls. Inset single drainer stainless steel sink and built in oven and four ring electric hob with cooker hood and extractor over. Plumbing for washing machine and

space for fridge. Double glazed door to the garden. The first-floor landing has a deep shelved linen cupboard.

Bedroom 1 enjoys a west facing aspect with far reaching views and a glazed door opening onto a covered balcony that is shared with bedroom 2, a perfect place to sit and enjoy the peace and quiet.

Bedroom 1 has a full range of fitted wardrobes with sliding mirrored doors and a dressing area with vanity unit with wash hand basin and a built in wardrobe.



Breakfast Kitchen



Breakfast Kitchen



First Floor Landing

Bedroom 2 meanwhile has that glazed door to the shared balcony, the fine views and a built-in wardrobe.

Bedroom 3 and bedroom 4 are both good doubles, both with views and bedroom 4 having two deep fitted cupboards with shelving.

The house bathroom has complementary part tiled walls and a four-piece suite comprising; a panel bath, pedestal wash hand basin, WC and a separate shower cubicle with thermostatic shower.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

Living Room

22' 2" x 12' 11" (6.76m x 3.94m)

Dining Room

12' 11" x 11' 11" (3.94m x 3.63m)

Fitted Kitchen

13' 10" x 8' 9" (4.22m x 2.67m)

Boiler/Cloakroom

First Floor

Landing

Bedroom 1 plus dressing area

13' 3" x 12' 11" (4.04m x 3.94m)

Bedroom 2

12' 11" x 12' 1" (3.94m x 3.68m)

Bedroom 3

10' 11" x 9' (3.33m x 2.74m)

Bedroom 4

10' 9" x 8' 10" (3.28m x 2.69m)

Bathroom

Outside:

Integral Garage

19' 7" x 8' 6" (5.97m x 2.59m)

with up and over door.

Gardens and Land

The gardens and grounds extend to approximately 1.5 acres with plenty of space for all to enjoy from the keen Gardner to children playing. The setting is picture perfect with simply stunning views as far as the eye can see and over the last forty years the owners have created the most delightful gardens that offer privacy and seclusion. Boasting a wide selection of specimen trees and topiary, colourful plants and shrubs and are in themselves worthy of a visit alone.

The lawns are well tended and roll down to a wildflower garden, there are many sheltered sitting areas that offer peace and quiet, the flower beds and borders are well stocked and the terrace and balcony to the west offer sheltered sitting together with simply stunning views across the town.

For those seeking an opportunity to be self-sufficient the adjoining paddock that runs down to a small stream



Bedroom 1



First floor balcony



Bedroom 2



OS MAP



Protected land and open views

would be ideal for growing your own and keeping some chickens, or even for a pony or two ! or just great space for the children to explore and play in being perfect for summer camping and downhill sledging in the winter.

Note: The meadow immediately in front of the property is owned jointly by a number of neighbouring properties offering true protection against any further development or impingement of the superb westerly aspect.

Services: mains electricity, mains gas, mains water.
Private septic tank drainage.

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band F

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

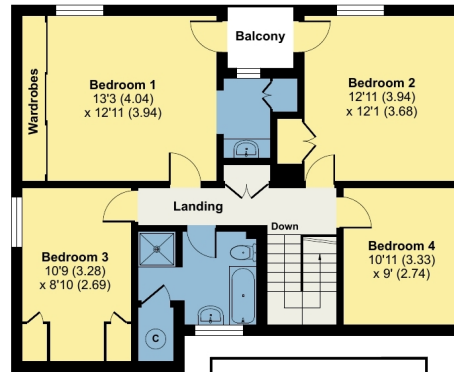
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



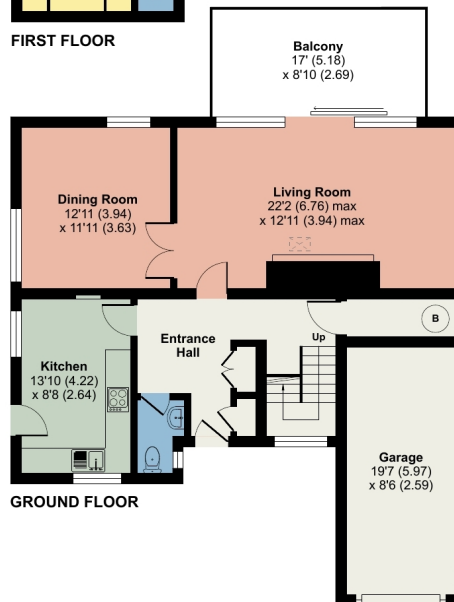
Parkside Road, Kendal, LA9

Approximate Area = 1835 sq ft / 170.5 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Hackney & Leigh. REF: 994066

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