



Kendal

£695,000

23 Kendal Green, Kendal, Cumbria, LA9 5PN

An opportunity to purchase a splendid late Victorian/early Edwardian five/six bedroom family house in one of Kendal's very best conservation areas. Fronting Kendal Green this house simply has space for everyone with family - from the five/six bedrooms and two bathrooms, to the two good living rooms, large breakfast kitchen, utility and excellent cellar room.

A true family home that enjoys a most convenient town location with superb views to the distant fells, gardens, and a good big garage and the splendid green just outside the door. A superb period property now ready for the new owners to update and improve creating a home to suite their own tastes and requirements. An early appointment to view is recommended, so not to be disappointed.

Quick Overview

- Victorian semi-detached home
- Splendid living & sitting room
- Dining kitchen & useful utility room
- Five/Six bedrooms
- Two bathrooms
- Large detached garage with mezzanine
- Pretty courtyard with seating area
- Spectacular views over Kendal Green & beyond!
- Walking distance for Kendal town centre
- Superfast broadband speed up to 80 Mbps



6



2



2



D



ENTER
MANUALLY



ENTER
MANUALLY

Property Reference: K6729



Vestibule through to the reception hall



Living Room



Breakfast Kitchen



Breakfast Kitchen

Location: Situated overlooking Kendal Green the house can be found from the town centre by proceeding up Windermere Road and taking a right turn onto Green Road. Take the first left onto Kendal Green and follow the road up, number 23 is then found on your left in an elevated position overlooking the green. Access to the garage is via a rear lane running off Windermere Road. St Thomas primary school is just a short stroll away and the town centre is within walking distance. A regular bus service runs from Windermere Road and Kendal railway station is within walking distance.

The historic market town of Kendal with its bustling streets and quaint yards offers a thriving community with its very own castle, weekly market and good range of major retailers and local specialist shops. There is a great choice of restaurants and coffee houses, the ever popular Brewery Arts Centre and all this with the stunning Lake District Park only three miles away.

Property Overview: Standing in an elevated position in one of Kendal's most sought-after conservation areas this splendid semi-detached property overlooks the green and the far-reaching views across the town and beyond. The property has over the years been altered for modern day living, yet has retained many of its original period features from plaster corning's, to fireplaces, sash windows and so much more! This home presents a rare opportunity for those with a vision to restore and rejuvenate a classic timeless beauty.

Laid out over four floors, this splendid family home offers endless possibilities for the new owners to improve and update. The layout offers generous well balanced living space with two large reception rooms, a breakfast kitchen, utility and cloakroom on the ground floor and a large cellar room to the lower ground floor. Upstairs, on the first floor are two bathrooms, two double bedrooms and a single with door onto a balcony that overlooks the green, with a further three bedrooms on the second floor. Outside are gardens to the front and rear including a pretty courtyard garden with steps that lead up to a splendid stone and slate double garage.

After walking up the pathway to the front you will come to open porch then stepping into the vestibule entrance with its original quarry tiled flooring and picture rail, from where a glazed panelled door then opens into the reception hall.

The hallway has the original pitch pine stair case that rises to the first floor and a door that opens to a flight of timber stairs that lead down to the lower ground floor; where you will find the cellar room with light and power, bay window and stone keeping table.

The front sitting room is a warm and inviting room where the focal point of the room is undoubtedly the bay window that offers a captivating view across Kendal Green to the hills beyond. The original oak fireplace has a polished fossilized limestone inset and hearth and living flame gas fire.

The adjoining living/dining room is a pleasant room overlooking the rear courtyard. The central Adam style painted fireplace has a granite hearth and inset multi-fuel stove along with two matching fireside alcoves with bespoke built-in bookcases. A hatch opens into the breakfast kitchen.

Situated at the rear of the property is the breakfast kitchen also overlooking the pretty courtyard. Fitted with a range of timber wall, base and drawer units with complementary working surfaces, part-tiled walls and inset stainless steel sink with drainer. There is space for a slot-in oven, undercounter fridge and dishwasher. Original pine pantry cupboards add character to the kitchen. The adjoining utility room opens to the courtyard and is a practical space with plumbing for a washing machine and ample room for a tumble dryer and freezer. Just off the utility is a cloakroom with WC and wash hand basin.

Ascending the staircase to the first floor is a spacious split-level landing with a glazed rooflight providing loft access. To the rear of the landing are the two bathrooms and to the front the bedrooms.

Bathroom one enjoys an open aspect across to Serpentine Woods. A five piece suite comprises; a panel bath, separate shower cubicle, pedestal wash hand basin, bidet and W.C. A useful box room with limited head height and a rooflight provides excellent storage.

Bathroom two has a three piece suite comprising of; a panel bath, pedestal wash hand basin and W.C. A deep airing cupboard with shelving for linen houses a wall-mounted gas fired boiler.



Sitting Room



Sitting Room



Bedroom Six



Bedroom Five



Bedroom Four



Bedroom Two

The splendid master bedroom is located at the front. The bay window enjoys panoramic views across the Green to the distant hills. A tastefully decorated room with a timber fireplace with granite inset and hearth and a living flame gas fire.

Bedroom two a large double enjoys overlooks the rear courtyard and an aspect onto open fell and has an original built-in pine wardrobe.

Bedroom three a single room is currently set up as a music room with a glazed feature arched door opening onto the front balcony.

Up to the second-floor landing with Velux roof light and a deep under eaves cupboard with a second deep over stairs cupboard with light.

Bedrooms four and five are both double rooms again with pleasant outlooks to the front and rear and both have original feature cast iron fireplaces. To complete the picture, bedroom six is a good-sized single room with a Velux roof light.

Accommodation (with approximate dimensions):

Sheltered Open Porch

Ground Floor:

Vestibule

Reception Hall

19' 5" x 5' 6" (5.92m x 1.68m)

Sitting Room

12' 7 plus bay" x 15' 9" (3.84m x 4.8m)

Living/Dining Room

15' 2" x 13' 10" (4.62m x 4.22m)

Breakfast Kitchen

21' 5" x 10' 5" (6.53m x 3.18m)

Utility Room

8' 4" x 7' 11" (2.54m x 2.41m)

Cloakroom

Lower Ground Floor:

Basement

19' 7" x 15' 6" (5.97m x 4.72m)

First Floor:

Split Landing

Splendid Master Bedroom

15' 5 plus bay" x 14' 0" (4.7m x 4.27m)

Bedroom Two

14' 2" x 11' 1" (4.32m x 3.38m)

Bedroom Three/Music Room

9' 7" x 7' 4" (2.92m x 2.24m)

Balcony

Bathroom 1

Bathroom 2

Second Floor:

Landing

Bedroom Four

15' 0" x 14' 0" (4.57m x 4.27m)

Bedroom Five

14' 11" x 6' 0" (4.55m x 1.83m)

Bedroom Six

8' 11" x 7' 2" (2.72m x 2.18m)



Bedroom One



Five Piece Suite Bathroom



Second Bathroom



Outside:

Detached Double Garage with Mezzanine 21' 4" x 21' 1" (6.5m x 6.43m) Built in stone and slate with electric door, windows to two sides and a personal door to the side.

The front garden with its lawn and well stocked planted borders has a pathway that leads up to terraced area which offers space to sit and enjoy the morning sun with your coffee.

To the rear is a terraced garden with a secure gated private and sheltered pretty courtyard perfect for alfresco dining, with steps that lead up to a small lawned garden with sheltered sitting area and mature borders.

Tenure: Freehold.

Council Tax: Westmorland & Furness Council - Band F

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

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.

What3Words: ///checked.total.detergent



Detached Garage

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.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

Kendal Green, Kendal, LA9

Approximate Area = 2695 sq ft / 250.3 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Garages = 904 sq ft / 83.9 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 3664 sq ft / 340.3 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chemcom 2023. Produced for Hackney & Leigh. REF: 1035790

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. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/09/2023.

Request a Viewing Online or Call 01539 729711