



16 Horncop Lane, Kendal
£650,000



16 Horncop Lane

Kendal

A substantial end terraced residence which was constructed in 1863 and located in a popular residential area to the north of the market town offering convenient access to all the local amenities as well as the M6 motorway and the Lake District National Park. Occupying an elevated position the property enjoying fantastic panoramic views over the town towards Benson Knott.

The well proportioned accommodation briefly comprises entrance hall, sitting room with views, dining room, kitchen diner, utility room, cloakroom to the ground floor. The first floor offers three bedrooms one with an en-suite and a family bathroom. With the second floor offering two bedrooms with fantastic views and a shower room. The property has been well maintained and benefits from gas central heating, double glazing, underfloor heating to the ground floor, ample basement space and an alarm system and integrated smoke alarms.

Outside offers pleasant landscape gardens to both the front and especially the rear with ample driveway parking to the front of the property.

- End terraced property
- Dining room
- Sitting room with fantastic views
- Double glazing, gas central heating and underfloor heating to the ground floor
- Kitchen/diner
- Five bedrooms with views of Kendal
- Generous garden space
- Two bathrooms, en-suite and a cloakroom
- Ample driveway parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

From our Kendal office proceed north along the A5284 Stricklandgate turning right at the traffic lights towards Burneside. Continue along Burneside Road and the turning for Horncop Lane where number 16 is located on the right hand side.

WHAT3WORDS: starfish.goats.nursery





LOWER GROUND FLOOR

BASEMENT

19' 2" x 16' 11" (5.83m x 5.15m)

BASEMENT

18' 3" x 6' 1" (5.57m x 1.86m)

GROUND FLOOR

ENTRANCE HALL

19' 11" x 11' 9" (6.06m x 3.57m)

SITTING ROOM

19' 5" x 17' 9" (5.91m x 5.40m)

DINING ROOM

14' 6" x 12' 10" (4.43m x 3.92m)

KITCHEN/DINER

23' 0" x 16' 2" (7.00m x 4.92m)

UTILITY ROOM

8' 5" x 7' 11" (2.57m x 2.41m)

CLOAKROOM

5' 9" x 4' 0" (1.76m x 1.21m)



FIRST FLOOR

LANDING

11' 1" x 8' 8" (3.39m x 2.65m)

BEDROOM

18' 11" x 13' 0" (5.77m x 3.96m)

EN-SUITE

9' 1" x 8' 4" (2.76m x 2.54m)

BEDROOM

11' 6" x 11' 1" (3.50m x 3.38m)

BEDROOM

10' 5" x 10' 0" (3.18m x 3.06m)

BATHROOM

12' 9" x 10' 1" (3.88m x 3.08m)

SECOND FLOOR

LANDING

16' 10" x 4' 6" (5.12m x 1.36m)

BEDROOM

14' 3" x 10' 3" (4.34m x 3.12m)

BEDROOM

13' 2" x 12' 8" (4.01m x 3.85m)

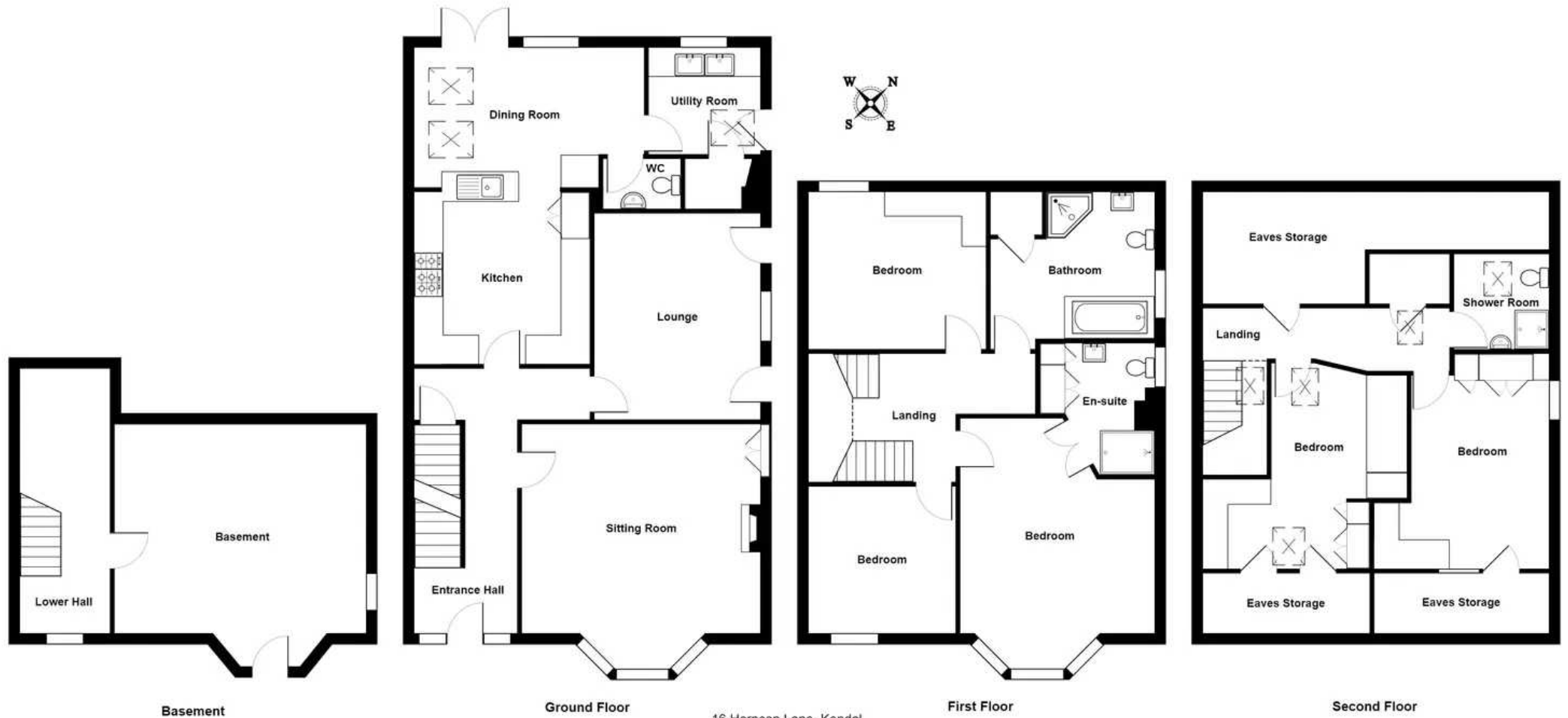
SHOWER ROOM

6' 8" x 5' 2" (2.03m x 1.58m)









16 Horncop Lane, Kendal
 Total Area: 264.5 m² ... 2847 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

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