



Kendal

£549,000

1 Garth Heads, Kendal, Cumbria, LA9 4JL

1 Garth Heads is a charming, multi-functional stone and slate detached house, ideally situated just off Beast Banks, a stone's throw away from Kendal town centre. Enjoying delightful views from most rooms, across Kendal town, Kendal Castle, and towards Benson Knott and fells from this three-story property, featuring four bedrooms, one bathroom and two shower rooms.

Outside, well-tended terraced gardens and a captivating terrace make the most of the stunning surroundings. With gas central heating, UPVC double glazing, and private gated parking, this property is a blend of convenience and elegance. We highly recommend an early viewing!

Quick Overview

Charmful stone and slate property

Two kitchens

UPVC glazed sun room

Four bedrooms

Two bathroom/shower rooms

Splendid fascinating views across the town & beyond

Convenient town centre location

Gated off-road parking

No upward chain

Early viewing highly recommended



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Openreach & Fibrus



Gated off-road parking

Property Reference: K6802



Living Room



Alternative Dining Room



Kitchen



Kitchen

Location: For Garth Heads, turn left into Allhallows Lane at the traffic lights opposite the Town Hall. Proceed into Beast Banks and make the first left turn into Garth Heads. The property, situated behind gates, the first on your left.

Property Overview: Stepping into a welcoming entrance hall with a half glazed door and a useful deep under stairs store cupboard with light. A staircase rises to the first floor.

On your right you will find the dining kitchen, taking in full advantage of the splendid views across the roof tops of Kendal to the castle and beyond. Fitted with a range of farmhouse style wall, base and drawer units with open display shelves and complementary working surfaces with inset bowl and half stainless steel sink. Kitchen appliances include, a built-in oven and four ring gas hob. . Space for an fridge freezer and washing machine. In one of the cupboards you will find a concealed wall-mounted boiler.

On the left of the entrance hall is an alternative kitchen dining space, with a range of wall, base and drawer units with wooden working surfaces and inset stainless steel sink. Space for an undercounter fridge and freezer. Stairs lead to the lower ground floor level. Adjacent to the kitchen is the sun room, which is full of natural light. This is the perfect spot to un-wind and take in the delightful views. There is a cosy wood burning stove to sit and enjoy. Patio doors lead to the rear garden and parking area. A door leads to the conveniently shower room with a corner vanity wash hand basin, shower and W.C.

On the lower ground floor you will find a cosy living room/snug. With exposed beams and window with a slated deep sill again with fine views. Attractive stone fireplace with exposed lintel, inset fire and stone hearth. Fitted book shelving.

The inner hallway includes a useful under stairs shelved storage area and steps down a glazed door that opens onto steps leading down to the garden.

Bedroom four has a pleasant outlook over the rear garden and distant views. The en-suite shower room has a three piece suite comprising of a; shower cubicle with Mira shower, W.C and pedestal wash hand basin. There is an extractor fan and vertical towel radiator. Plumbing for washing machine and room for tumble dryer. Useful built in shelved cupboards.

Retracing your steps back upstairs, up to the first floor level you will find a landing with a shelved linen cupboard.

Bedrooms one, two and three are all double rooms. Bedroom 3 has an outlook over Garth Heads. Bedrooms one and two include the stunning views of Kendal and beyond to Lakeland fells.



Sun Room



Views across Kendal



Bathroom

Completing the picture is the bathroom, with complementary tiled walls and tiled floor with under floor heating. A three piece suite comprises; a panel bath, pedestal wash hand basin and W.C. Window with deep sill, vertical towel radiator and extractor fan. Deep fitted shelved cupboard.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Dining Kitchen

17' 11" x 10' 1" (5.46m x 3.07m)

Alternative Dining Room

17' 11" x 11' 3" (5.46m x 3.43m)

Sun Room

12' 7" x 10' 11" (3.84m x 3.33m)

Lower Ground Floor:

Living Room

17' 7" x 11' 3" (5.36m x 3.43m)

Inner Hall

Bedroom Four

11' 5" x 11' 2" (3.48m x 3.4m)

En-suite Shower Room

First Floor:

Landing

Bedroom One

10' 4" x 10' 0" (3.15m x 3.05m)

Bedroom Two

11' 2" x 10' 2" (3.4m x 3.1m)

Bedroom Three

13' 0" x 6' 11" (3.96m x 2.11m)

Bathroom

Outside: Folding double doors shield the entrance level from the lane, opening onto a secluded upper brick-paved terrace. This area not only serves as secure private off-road parking but also provides a vantage point to relish the stunning views across the town's rooftops and beyond. Adjacent stone steps guide you to an additional paved terrace, decked area, maintaining the scenic views, complemented by a lower lawn and well-landscaped sections featuring shrubs, mature trees, stone walls, and a vegetable patch. Completing the outdoor space are a timber garden shed and a lean-to potting shed.



Bedroom Four



Bedroom Three



Bedroom Two



Bedroom One



Views across to Kendal Castle



Decked Area



Rear Garden



Parking Area

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

Council Tax: Westmorland and Furness Council - Band E

Tenure: Freehold.

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: ///firms.lasted.tonic

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@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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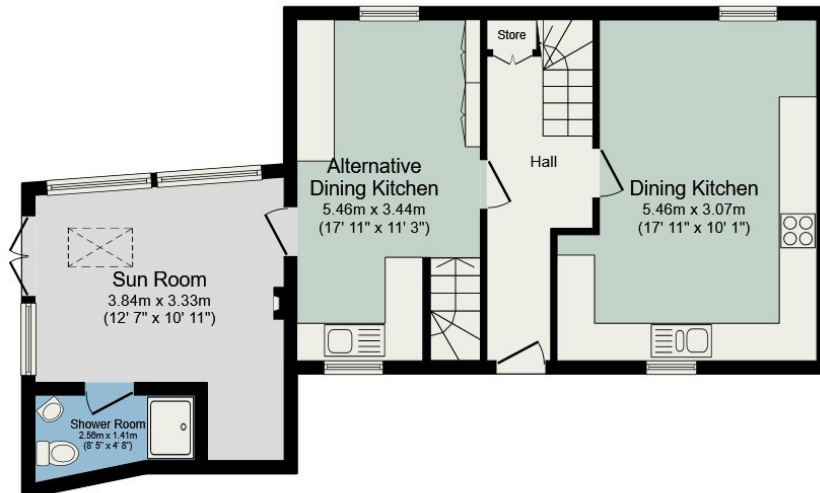
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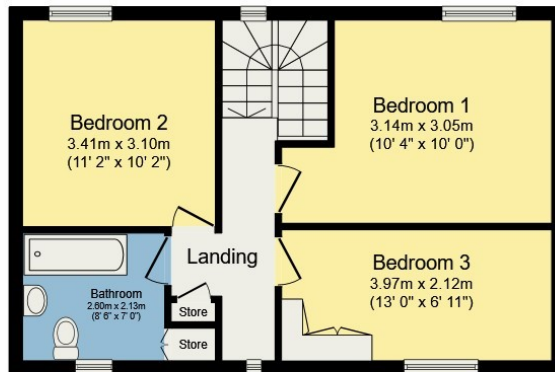
Garth Heads, Kendal



Ground Floor



First Floor



Second Floor

Total floor area 156.4 m² (1,683 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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