



3 Horncop Lane, Kendal
£695,000



3 Horncop Lane, Kendal

A charming semi-detached residence 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. Located in a sought-after area of Kendal, this stunning semi-detached house offers a perfect blend of character and modern living. As you arrive at the property you will find ample driveway parking and a detached garage with space for two vehicle. Leaving the driveway and stepping into the house you will find a welcoming entrance which leads to the main hallway, where there is plenty of room for all your coats and shoes. The hallway has a handy cloakroom with W.C., and wash hand basin, two reception rooms with one being perfect for relaxing in with the other having space for a dining table which is convenient for entering guests in. Both reception rooms have beautiful views of the garden to the rear, as does the kitchen which has ample appliances with a inset oven, gas hob, extractor/filter over and access to the utility room where there is space for a fridge freezer and has plumbing for a washing machine. The cellar can be accessed from the ground floor with it having two well space storage rooms which could easily be converted. Heading upstairs to the first floor you can find four fantastic double bedrooms with the two at the rear having amazing views out across Kendal town. Complimenting the bedrooms is a family bathroom which comprises a W.C., wash hand basin and bath with a mixer shower. Finishing off the tour of the house with the second floor where there are a further three double bedrooms with even more impressive views out towards the rear and a family four piece suite comprising a W.C., wash hand basin, bath and shower cubicle. The property benefits from part double glazing and gas central heating which guarantees warmth and comfort all year round. The outside space of this property is truly exceptional, offering a haven of tranquillity and breath-taking views of Kendal. The delightful rear gardens feature a well-kept lawn, providing a picturesque setting for outdoor relaxation. Patio seating areas offer the perfect spots for al fresco dining or simply enjoying the fresh air. With ample space for planting, these gardens are a treat for nature enthusiasts and green thumbs alike.

- Charming semi-detached house
- Ample cellar space
- Light and airy sitting room
- Beautiful far reaching views
- Kitchen which leads to a utility room
- Gas central heating with part double glazing
- Seven double bedrooms
- Gardens to the rear with outhouses included
- Two bathrooms and a cloakroom
- Garage and driveway parking

EPC RATING E

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 is located on the left, travel up the hill to find number 3 on the left hand side.

WHAT3WORDS:knitted.duos.taker





LOWER GROUND FLOOR

CELLAR

13' 10" x 11' 7" (4.22m x 3.52m)

CELLAR

11' 8" x 10' 11" (3.56m x 3.33m)

GROUND FLOOR

ENTRANCE HALL

6' 1" x 4' 4" (1.86m x 1.31m)

HALLWAY

11' 3" x 10' 4" (3.42m x 3.15m)

LOUNGE

15' 5" x 15' 1" (4.71m x 4.59m)

SITTING/DINING ROOM

15' 9" x 15' 1" (4.79m x 4.61m)

KITCHEN

11' 11" x 11' 1" (3.64m x 3.37m)

UTILITY ROOM

9' 8" x 5' 9" (2.94m x 1.75m)

CLOAKROOM

7' 5" x 4' 1" (2.27m x 1.24m)

PORCH

6' 3" x 2' 11" (1.91m x 0.89m)

FIRST FLOOR

LANDING

8' 10" x 5' 10" (2.69m x 1.77m)

BEDROOM

14' 2" x 12' 1" (4.31m x 3.68m)

BEDROOM

13' 1" x 12' 0" (4.00m x 3.67m)

BEDROOM

12' 2" x 11' 10" (3.71m x 3.60m)



BEDROOM

13' 0" x 12' 1" (3.95m x 3.68m)

BATHROOM

8' 5" x 5' 9" (2.57m x 1.76m)

SECOND FLOOR

LANDING

9' 11" x 5' 5" (3.01m x 1.65m)

BEDROOM

19' 6" x 10' 2" (5.95m x 3.10m)

BEDROOM

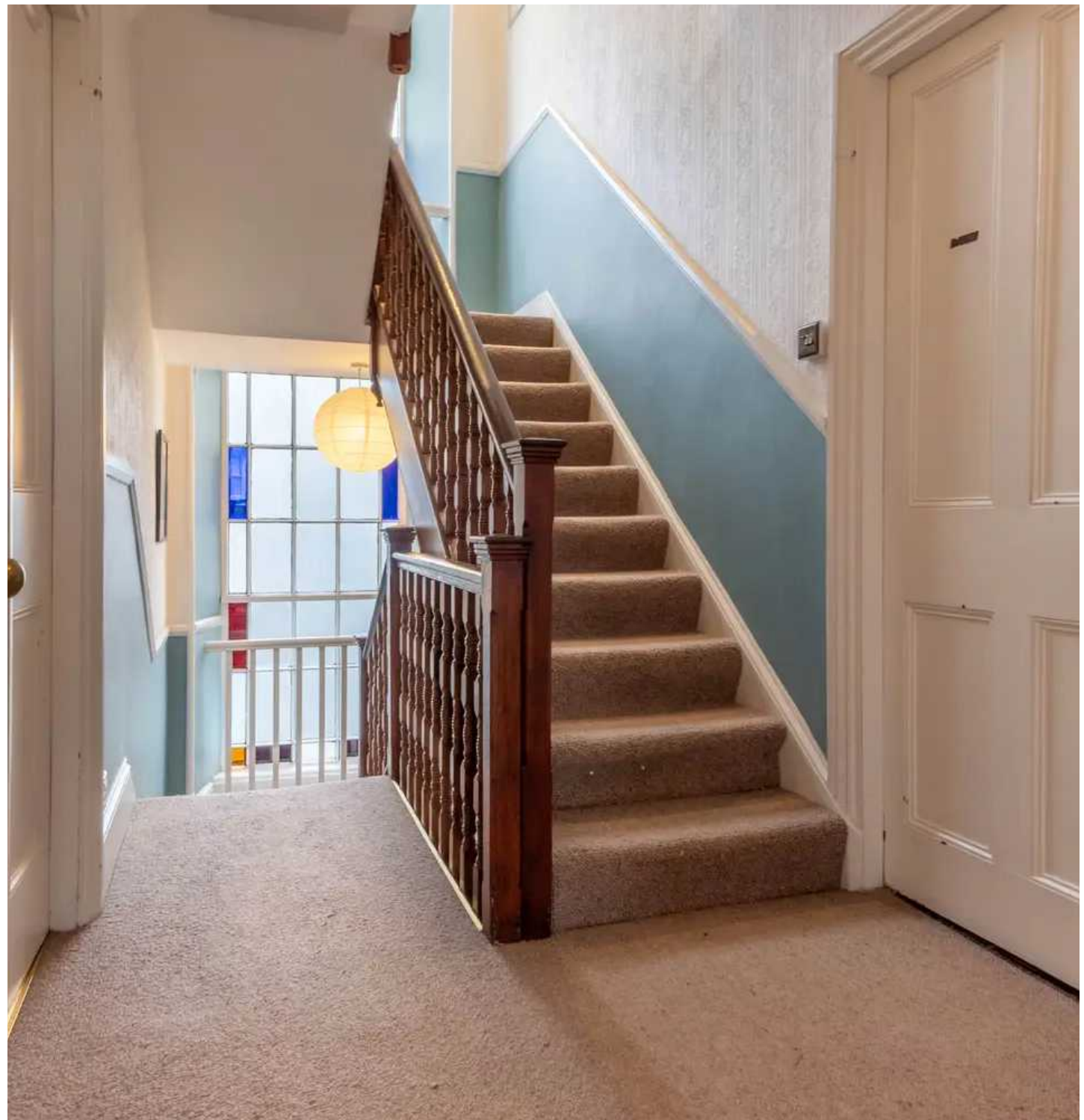
14' 1" x 9' 6" (4.28m x 2.89m)

BEDROOM

14' 0" x 10' 2" (4.26m x 3.10m)

BATHROOM

9' 10" x 4' 8" (2.99m x 1.43m)









THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.