



## Endmoor

£315,000

6 Birchfield, Endmoor, Kendal, LA8 0JA

6 Birchfield is a large two bedroom semi-detached bungalow offering generous extended accommodation, beautifully complemented by well-tended front and expansive rear gardens. Positioned on an extensive plot, this property will appeal to a wide range of purchasers looking to put their own stamp on something special. Owned and cherished by the current owners for over 35 years, the property has undergone thoughtful extensions and most recently, a new roof on the main part of the property.

Approached by a large driveway, the property is adorned with golden gravels and planted shrubs. The driveway extends to an attached garage with an additional rear workshop, providing secure parking for an extra vehicle or ample storage space. We highly recommend an early viewing to appreciate the charm and potential of this lovely bungalow!

### Quick Overview

- Deceptively semi-detached bungalow
- Two double bedrooms
- Two bathroom/shower rooms
- Large living room & conservatory
- Dining kitchen with Neff appliances & Quooker tap
- Large loft room with additional storage
- Situated on an extensive plot
- Front & rear landscaped gardens
- Large driveway with garage
- Ultrafast broadband available



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Ultrafast  
broadband  
available



Large driveway with  
garage

Property Reference: K6858





Loft Room



Living Room



Dining Kitchen



Dining Kitchen

**Location:** From Kendal, follow the signs to Skipton and the A65, passing through the hamlet of Barrows Green. Continue in a southerly direction towards Endmoor village. Upon entering the village, turn left just before the Village Stores into Woodside Road. Proceed along Woodside Road towards Gatebeck, and just opposite the village hall and community centre, you will find the cul-de-sac of Birchfield. Number 6 is located on the right-hand side.

Birchfield is a pleasant cul-de-sac situated on the north-easterly side of Endmoor village, with the hamlet of Gatebeck just to the north. Endmoor is a popular village with a thriving sense of community. Amenities include a primary school, a social club, a bakery, a children's playground, a community centre, and a tennis club. The village is conveniently located on the A65 Kendal to Kirkby Lonsdale Road, providing easy access to junction 36 of the M6 motorway and the Lake District.

**Property Overview:** 6 Birchfield is a semi-detached bungalow offering generous accommodation. The property features an entrance hall, two double bedrooms, with the main bedroom boasting an en-suite shower room and patio doors leading to the rear garden. The living room flows into a conservatory, while the dining kitchen is equipped with high-quality Neff appliances. A family bathroom completes the ground floor layout. Upstairs, a large loft room provides an ideal space for a home study or hobby room.

Situated on a substantial plot, the property benefits from well-maintained front and rear gardens. The driveway offers ample parking, and the attached garage is perfect for an additional vehicle or extra storage.

Upon entering the hall, there is plenty of space to store shoes and hang up everyday coats. A staircase rises to the loft room. The loft room is large and includes three, recently installed Velux's filling the room with natural light. Through a door is an additional storage space with shelving. This room could be utilised by a new owner to suit their own needs.

The large 25' living room extends to sliding doors leading to the rear conservatory. The room enjoys a pleasant outlook over the front garden. The main focal point of the room is the attractive fireplace.

The conservatory is full of natural light and includes UPVC sliding doors to the rear garden.

A door off the living room leads to the inner hall with an under stairs cupboard, ideal for everyday storage.

Bedroom two is a double room with a delightful outlook to the front. Fitted furniture includes, wardrobes, chest of drawers, bedside tables and overhead storage.





Living Room



Conservatory





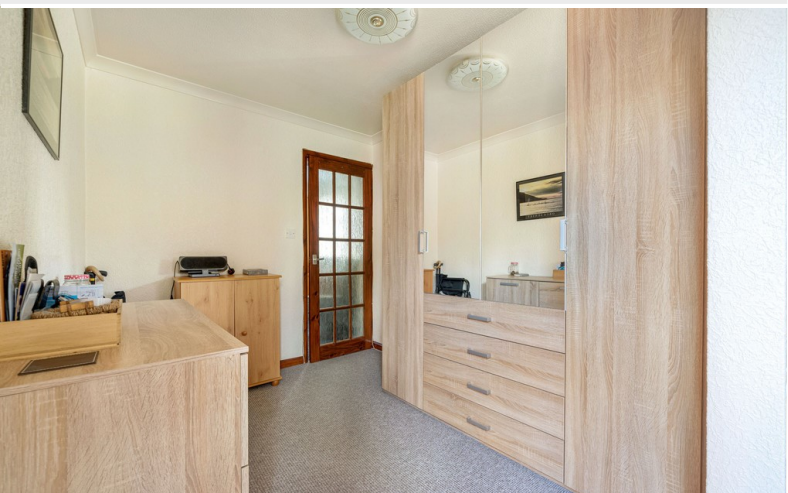
Bedroom Two



Bathroom



En-Suite Shower Room



Bedroom One

The bathroom includes a three piece suite comprising: a panel bath with shower over, vanity wash hand basin and W.C. Chrome towel rail and window.

The dining kitchen is fitted with a range of wall, base, drawer and breakfast bar units with complementary work surfaces and inset stainless steel sink with half bowl, drainer and quooker tap. NEFF kitchen appliances include: a built-in double oven and grill, microwave, electric hob and concealed extractor fan. There is an integrated fridge freezer and plumbing for a washing machine.

Completing the inside accommodation is the main bedroom. A large L-shaped room with an aspect over the rear garden and access via sliding doors. The room benefits from an en-suite featuring: a cubicle shower, vanity wash hand basin and W.C. An ideal area for a dependent relative.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

25' 1" x 11' 1" (7.65m x 3.38m)

Conservatory

15' 5" x 8' 11" (4.70m x 2.72m)

Inner Hall

Bedroom Two

10' 11" x 10' 7" (3.33m x 3.23m)

Bathroom

Dining Kitchen

17' 3" x 10' 4" (5.26m x 3.15m)

Bedroom One

En-suite Shower Room

First Floor:

Loft Room

17' 8" x 17' 1" (5.41m x 5.21m)

**Outside:** Outside, the front of the property features golden gravel with mature shrubs. The driveway offers ample parking.

To the rear, you will find a tiered garden with a paved patio seating area and flagged steps leading up to a gently sloped lawn, surrounded by flowerbeds and a timber shed. At the top of the garden is a large lawn, with a central path that the neighbour has a right of access over.



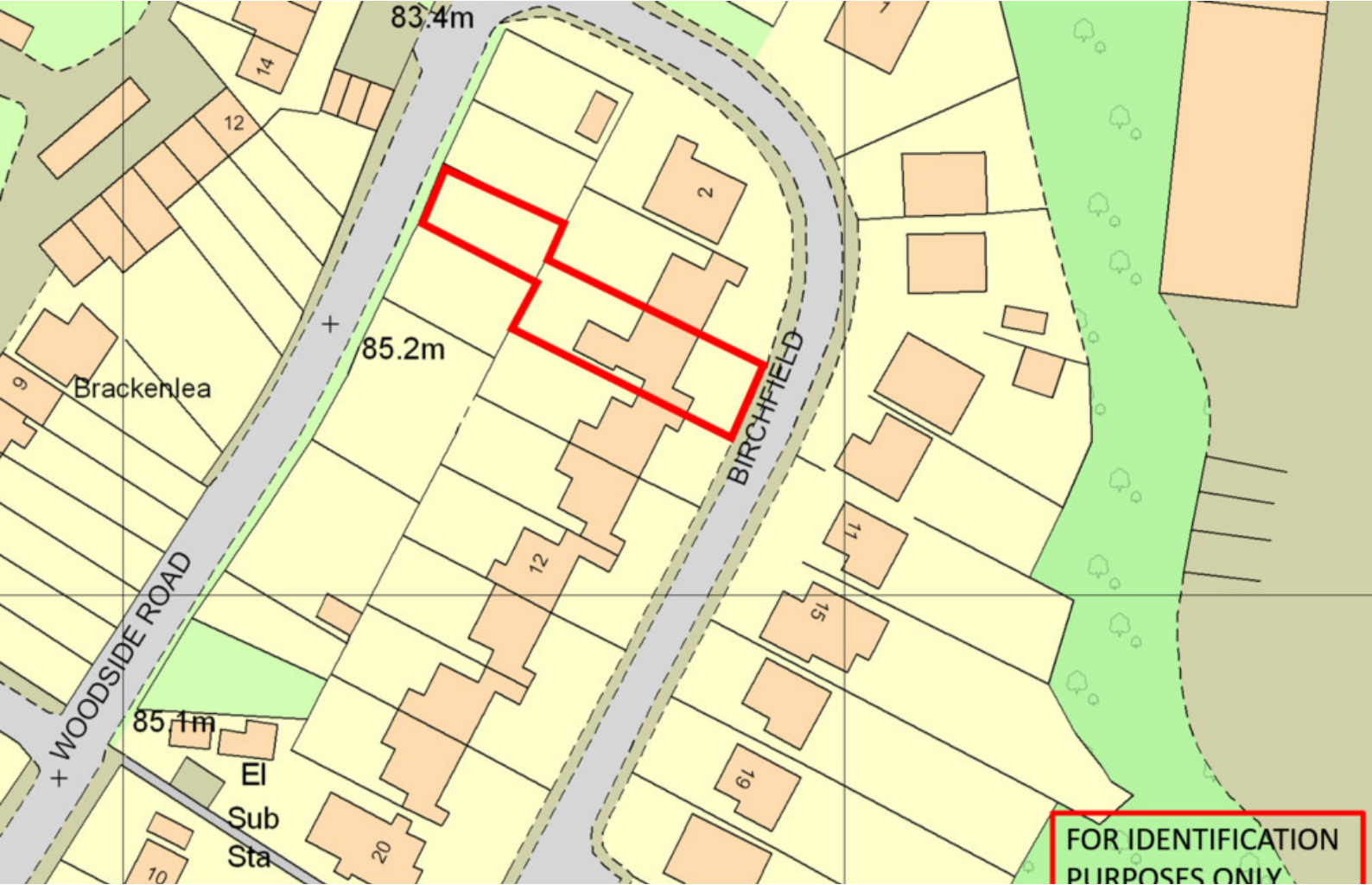


Bedroom One



Rear Garden & Aspect





Rear Garden



Rear Garden

**Garage** 24' 2" x 8' 2" (7.39m x 2.51m) With up and over door, power, light and wall-mounted combi-boiler. A rear door leads to the side garden with a water tap.

**Tenure:** Freehold.

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

**Council Tax:** Westmorland & Furness Council - Band D

**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:** ///inversion.spindles.wipes

## Meet the Team

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# Birchfield, Endmoor, Kendal, LA8

Approximate Area = 1414 sq ft / 131.3 sq m

Limited Use Area(s) = 176 sq ft / 16.3 sq m

Garage = 203 sq ft / 18.8 sq m

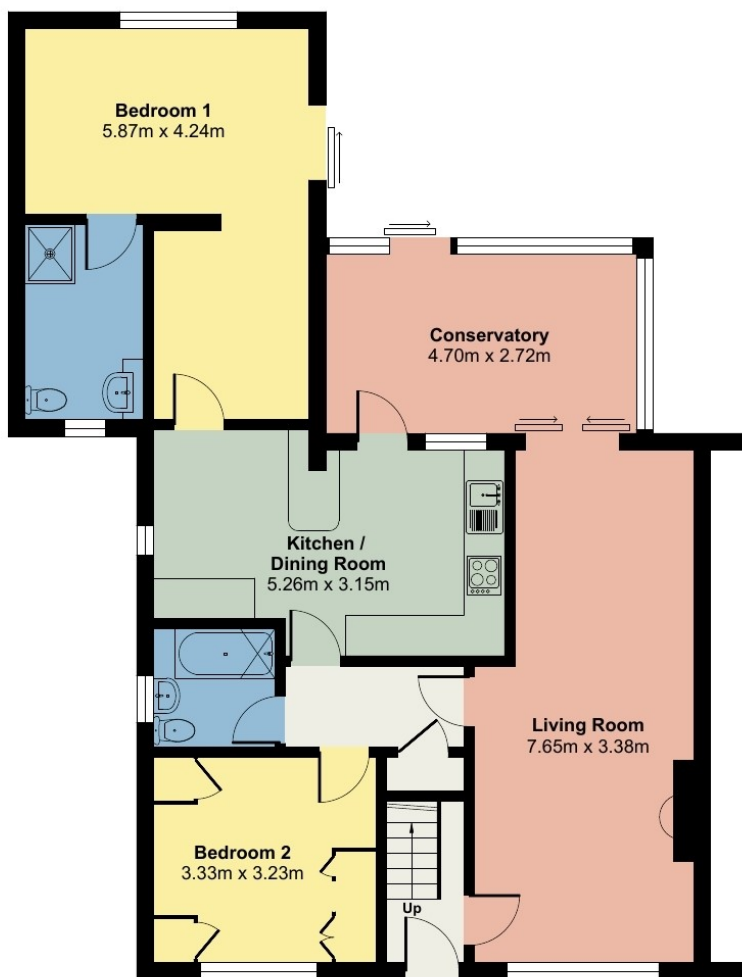
Total = 1793 sq ft / 166.4 sq m

For identification only - Not to scale

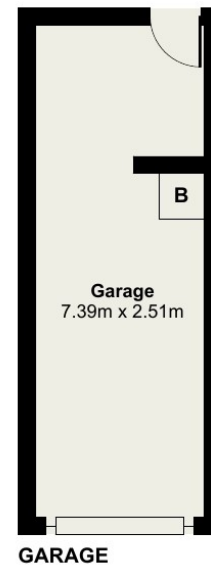


FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hackney & Leigh. REF: 1138316

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