



10 Hayfell Rise, Kendal
£450,000





10 Hayfell Rise

Kendal, Kendal

Presenting a truly exceptional opportunity to acquire a remarkable residence, this distinctive four-bedroom upside-down detached house has a contemporary design and elevated living. Set in a picturesque location and boasting captivating views of the Lakeland Fells providing a panoramic backdrop that changes with the seasons.

This four-bedroom detached house stands as a testament to refined living and bespoke design. With its upside-down layout, garage and parking facilities, open plan living spaces, and breathtaking views, this residence presents a great opportunity.

Truly a gem amongst properties, this home is ready to welcome its new owners into a world of comfort and unending vistas.

From the centre of Kendal take the Burton Road out of town towards the Hospital. At the traffic lights just past the Kendal Leisure Centre turn sharp left onto Heron Hill and onto Hayfell Avenue, go past Heron Hill Primary School on your left and take the right turn at the mini roundabout into Hayfell Rise. Number 10 can be found at the head on the cul-de-sac on your left.



Council Tax band: F

Tenure: Freehold

ENTRANCE HALLWAY

6' 1" x 16' 7" (1.85m x 5.05m)

Front door leads into the entrance hallway, doors lead to the bathroom, three bedrooms, garage, stairs rise to the first floor.

BEDROOM ONE

12' 9" x 11' 9" (3.89m x 3.58m)

Bedroom one has an abundance of built-in cupboards, a built-in dressing table and vanity mirror, window to the side aspect.

BEDROOM TWO

9' 3" x 14' 10" (2.82m x 4.52m)

A generous room bedroom with a window to the side aspect.

BEDROOM FOUR

7' 6" x 10' 9" (2.29m x 3.28m)

A single room with a window to the front aspect.

BATHROOM

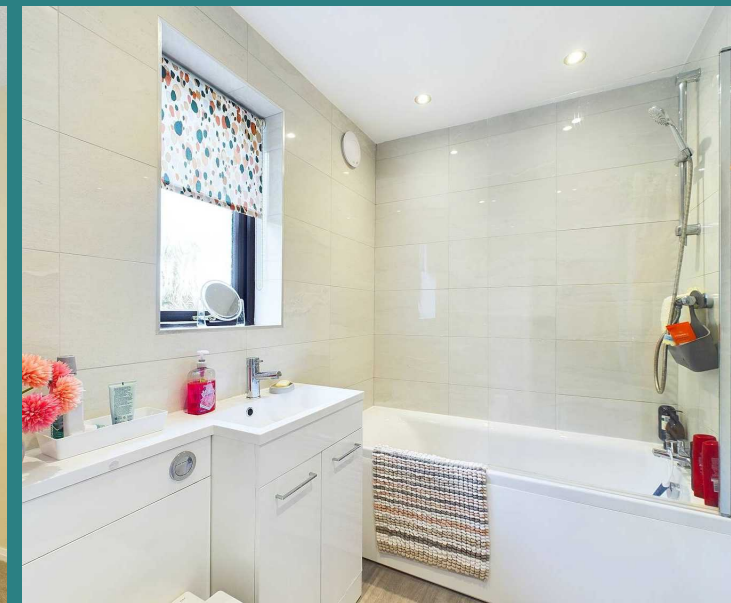
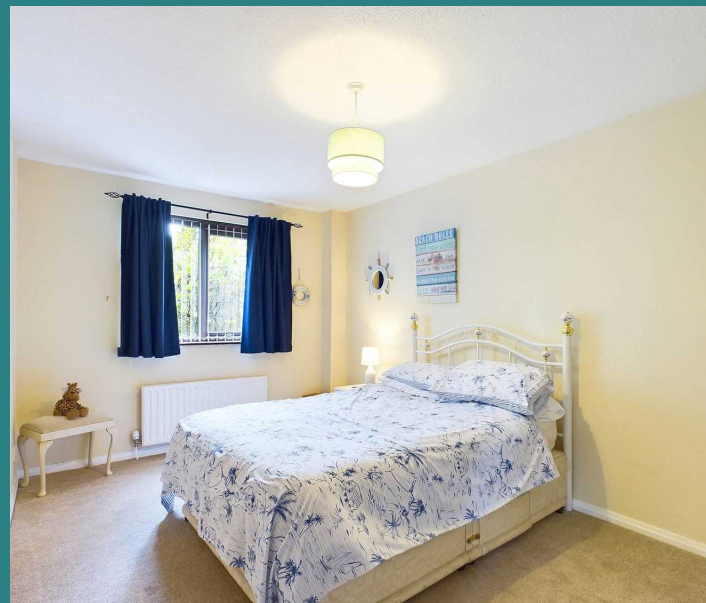
7' 4" x 5' 4" (2.24m x 1.63m)

A three piece suite with a wash hand basin, bath with a shower over, WC, towel rail, extractor fan.

LANDING

6' 11" x 8' 10" (2.11m x 2.69m)

The landing has doors leading to the kitchen, lounge/dining room, bedroom three and a wc, there is also access to the loft.





LIVING/DINING ROOM

10' 7" x 27' 2" (3.23m x 8.28m)

Spacious lounge/dining room with coal effect gas fire and complementary surround, windows to the front aspect providing incredible far reaching views towards the Lakeland Fells.

KITCHEN

13' 6" x 15' 3" (4.11m x 4.65m)

Lovely breakfast kitchen with a wide range of wall and base units, patio doors to the rear garden, built-in Bosch oven, Bosch induction hob with an extractor fan, built-in fridge freezer, cupboard housing the cylinder, built-in dishwasher, built-in microwave, windows to side and rear aspect.

BEDROOM THREE

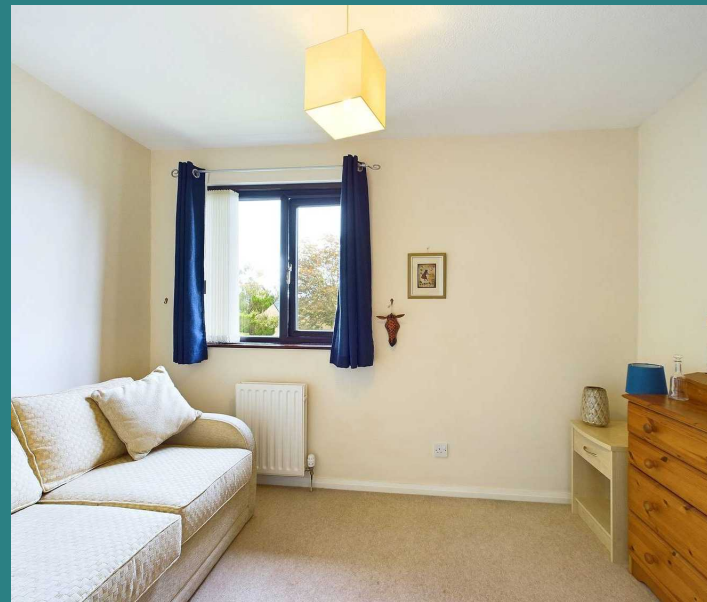
9' 4" x 11' 3" (2.84m x 3.43m)

Bedroom three has a window onto the rear garden.

WC

3' 7" x 7' 5" (1.09m x 2.26m)

WC with wash hand basin and ladder radiator.



FRONT GARDEN

Lawn, driveway, garage plus further parking, access via steps to the rear garden.

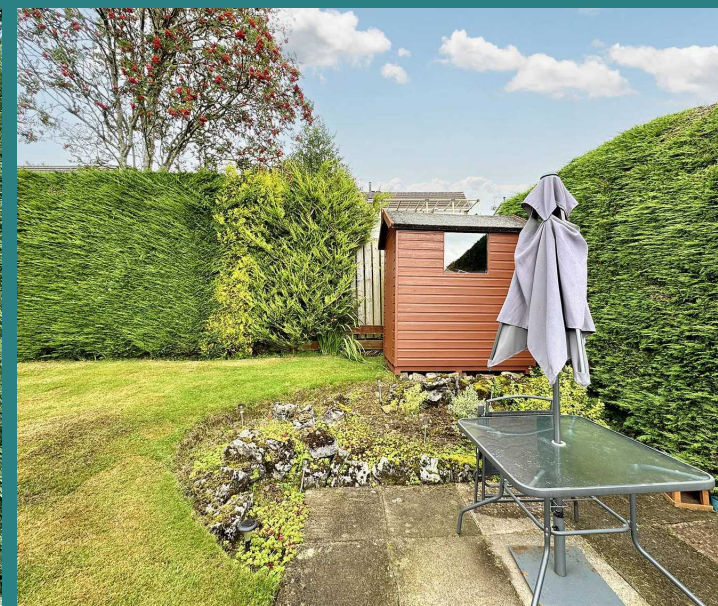
REAR GARDEN

Private garden with lawn and patio areas, fantastic far reaching views of the Lakeland Fells.

SINGLE GARAGE

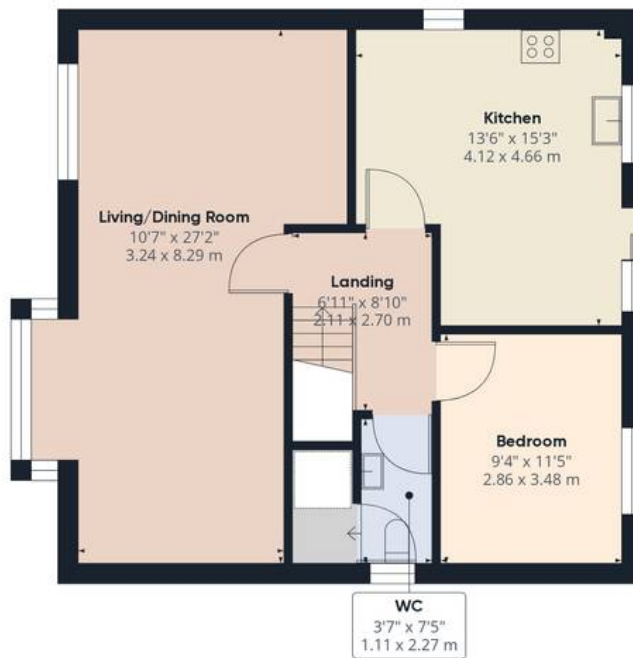
Driveway to the front of the garage providing one parking space and there is a further parking space to the side of the house.

SERVICES: gas, electricity, mains water and drainage, water meter, gas central heating, broadband (FTTC fibre to the cabinet).





Ground Floor



Floor 1



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