



Kendal

£420,000

7 Hartside Road, Kendal, Cumbria, LA9 5HS

Discover a perfect blend of traditional charm and modern elegance in this stunning bay-fronted semi-detached house, situated on the southern edge of Kendal. Offering impressive reception spaces including living room, open plan kitchen/dining room and stylish orangery overlooking a beautifully landscaped rear garden. This is a delightful space for families and professionals alike.

Upon entering, you are greeted by a welcoming hallway with original leaded glass entrance door, useful understairs storage and contemporary cloakroom. Further coat and boot cupboard with stairs leading to first floor.

Quick Overview

- 3 bedroom semi detached
- Presented to a high standard
- Feature bay window to living room
- Open plan kitchen dining room
- Stunning orangery
- 4 piece bathroom suite and ground floor WC
- Landscaped south west facing rear garden
- Off road parking and garage
- A must see home!
- Ultrafast Broadband available



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Ultrafast
available



Off road parking
and garage

Property Reference: K7002



Living Room



Living Room



Dining Room



Kitchen

The wonderful bay windowed living room has excellent natural light and features a modern cast iron multi fuel stove with wood mantle - creating a cosy space for those colder evenings. Beyond, to the rear of the property is an impressive open-plan dining/kitchen. This space is the heart of the home, featuring sleek modern wall and base units, wrap around breakfast bar and high-quality integrated appliances including double oven, dishwasher and wine cooler. The oak effect contour worksurface incorporates a 1½ sink unit with complementary tiling to walls. Extending into an impressive dining space with attractive Kardean flooring throughout this allows ample room for both cooking and dining. It's a versatile area perfect for family gatherings and entertaining guests.

Adjoining the dining room is a superb orangery, a light-filled sanctuary that brings the outdoors in. With outlooks across the landscaped garden, this space is ideal for relaxation, whether you're enjoying a quiet morning coffee or hosting an evening soirée.

Practicality meets style with the inclusion of a convenient utility room providing additional storage from wall and base units and laundry facilities with plumbing in place for a washing machine and vent for dryer. Wall mounted boiler, recess for fridge and access to the side of the property. Aspect to rear.

Ascend to the first floor to the landing area with access to a boarded loft area, find three generously sized bedrooms, each offering a peaceful retreat. The two double rooms enjoy excellent dimensions, pleasant outlooks and one, an elegant bay window and built in wardrobes to chimney recesses. Both exude charm and comfort. The smaller third bedroom is utilised as an office but would also lend itself to a child's/teenagers bedroom. A beautifully appointed 4 piece family bathroom completes the upper level, featuring contemporary fittings including WC, wash hand basin, panelled bath and sizeable corner shower. Large built in cupboard with heater and window to side. A truly soothing ambient space to relax.

To the front of the property is parking for 2 vehicles. The South West facing, landscaped rear garden is a true highlight, offering a private oasis including lawned areas, shrub and flower borders and 2 patio spaces, one with pergola, for enjoying all day sunshine for outdoor living. Whether it's a summer barbecue or a tranquil afternoon with a book, this space caters to all your leisure needs.

Adjacent is a Garage/workshop with double doors, power and light - offering a great space for storage/hobbies.

Situated on the southern fringes of Kendal, this home offers the perfect balance of tranquillity and convenience, with easy access to local amenities, schools, and transport links. Experience the charm of Kendal and the Lake District right at your doorstep.

This exquisite property is a rare find. Contact us today to arrange a viewing and step into your dream home in Kendal.

The accommodation with approximate dimensions

Entrance Hall

Living Room
14' 4" x 12' 4" (4.37m x 3.78m)



Kitchen



Orangery



Utility

Dining Room
12' 9" x 12' 4" (3.91m x 3.78m)

Kitchen
9' 3" x 9' 4" (2.84m x 2.85m)

Orangery
12' 1" x 8' 5" (3.70m x 2.59m)

Utility Room

First floor landing

Bedroom One
12' 10" x 11' 2" (3.92m x 3.41m)



Bedroom One

Bedroom Two
14' 3" x 11' 2" (4.35m x 3.42m)

Bedroom Three
7' 11" x 7' 8" (2.43m x 2.35m)

Family Bathroom

Garage/Workshop
12' 5" x 8' 5" (3.80m x 2.59m)

Parking Off road parking allowance for 2 vehicles

Tenure Freehold

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

Council Tax Westmorland and Furness Council - Band D

What3words & Directions ///dine.shapes.lied

Hartside Road can be found by leaving Kendal on the Milnthorpe Road continuing through the traffic lights at Romney Road proceeding past the Romneys pub. Take the second turning on your right into Collin Road before the Stonecross Manor Hotel and bear left into Stonecross Road then take the next right into Hartside Road, the property can be found on the left.

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.

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Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Rear garden



Rear Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Hartside Road, Kendal, LA9


Approximate Area = 1199 sq ft / 111.3 sq m

Garage = 106 sq ft / 9.8 sq m

Total = 1305 sq ft / 121.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1228211

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