



Greenhill, Bannal Head Windermere Road
£600,000



Greenhill

Bannel Head Windermere Road

A charming detached bungalow set within $\frac{3}{4}$ acres of grounds between the market towns of Kendal and Windermere. This impressive property is situated in a private tranquil location within the Lake District National Park on the fringe of Kendal, just a short drive from the popular market town and Windermere village. The property is conveniently placed for the many amenities available both in and around the market town and offers easy access to the rest of the Lakes and the Yorkshire Dales National Park, the mainline railway station at Oxenholme and Junction 36 of the M6.

Located at the head of a picturesque private driveway, Greenhill is a deceptively spacious residence currently offering a sitting room with woodburning stove, dining room, breakfast kitchen, cinema room/bedroom, study/playroom, three double bedrooms, with one having a dressing area, a four piece bathroom, shower room, cloakroom and utility room. Additionally, there is separate ancillary accommodation currently used as living space/bedroom offering excellent potential for multigenerational living or guest accommodation. The bungalow benefits from double glazing, air source heating and the installation of B4RN superfast fibre broadband, with a second connection available if needed for home office use. Previous planning permission was approved for large extension which has now lapsed. Ref. Lake District National Park 7/2021/5300

Outside offers 3/4 acre gardens and grounds with ample parking, all weather seating areas, unique features such as the original stone built folly and a hobbit house and natural gardens boasting spectacular countryside and fell views.

- Detached bungalow with ancillary accommodation set in stunning grounds
- Three reception rooms
- Excellent breakfast kitchen and utility room
- Three double bedrooms
- Bathroom, shower room and cloakroom
- Double glazing and air heat source pump
- Ancillary accommodation and store room
- 3/4 acre natural mature gardens with hobbit house and seating areas
- Previous planning permission approved for large extension now lapsed. Ref. Lake District National Park 7/2021/5300
- Road links to the M6 Motorway and the Lake District National Park

EPC RATING E

SERVICES

Mains electric, mains water, air heat source pump, non mains drainage. B4RN internet.

COUNCIL TAX: Currently band F

TENURE:FREEHOLD

DIRECTIONS

Proceed north out of Kendal on Windermere Road and at the roundabout take the third exit towards Windermere on the A591. The driveway for Bannal Head is on your left hand side after approximately 200 yards. Continue along the drive and take the left turn into the private driveway marked Greenhill. WHAT3WORDS: starfish.daisy.purses





ENTRANCE HALL

8' 2" x 8' 0" (2.48m x 2.43m)

SITTING ROOM

17' 8" x 11' 11" (5.38m x 3.64m)

DINING KITCHEN

24' 0" x 12' 0" (7.31m x 3.65m)

DINING SPACE

11' 11" x 8' 0" (3.64m x 2.45m)

KITCHEN

16' 3" x 12' 0" (4.96m x 3.65m)

CINEMA ROOM/BEDROOM

16' 0" x 15' 8" (4.88m x 4.78m)

SHOWER ROOM

4' 11" x 4' 9" (1.51m x 1.46m)

STUDY

13' 0" x 7' 8" (3.97m x 2.34m)

REAR HALL

7' 9" x 7' 0" (2.36m x 2.13m)

UTILITY ROOM

7' 9" x 5' 0" (2.36m x 1.52m)



BEDROOM WITH DRESSING AREA

20' 6" x 9' 3" (6.25m x 2.83m)

CLOAKROOM

3' 11" x 2' 7" (1.20m x 0.80m)

INNER HALL

7' 7" x 4' 11" (2.31m x 1.51m)

BEDROOM

13' 10" x 13' 5" (4.21m x 4.09m)

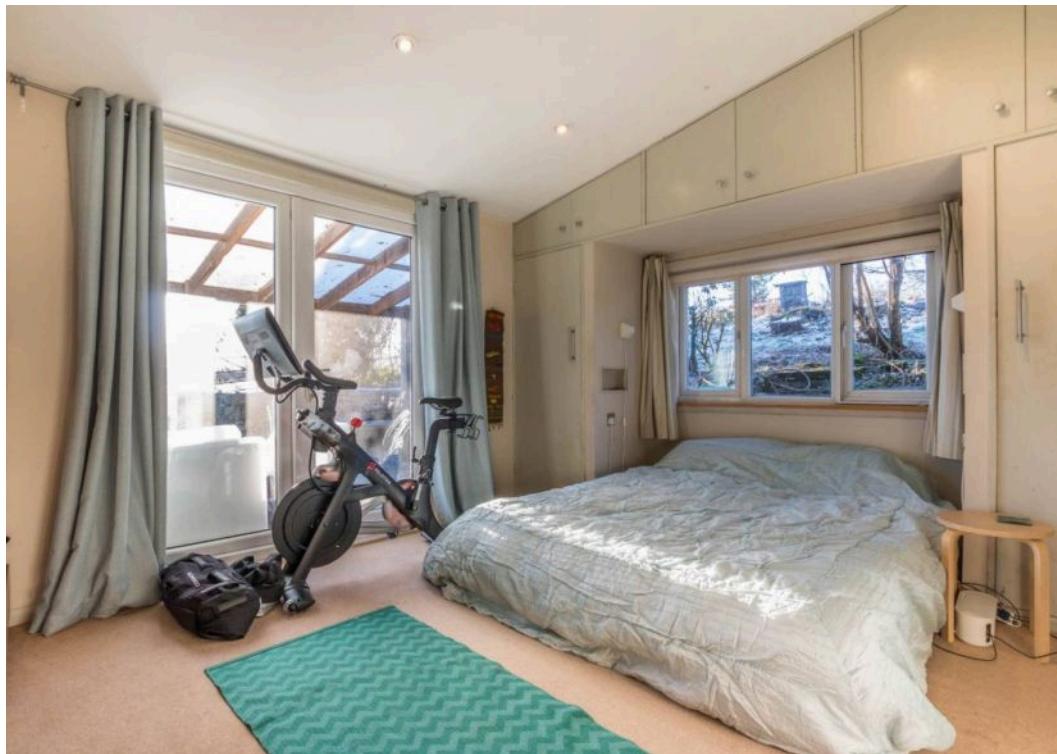
BEDROOM

13' 7" x 10' 0" (4.13m x 3.05m)

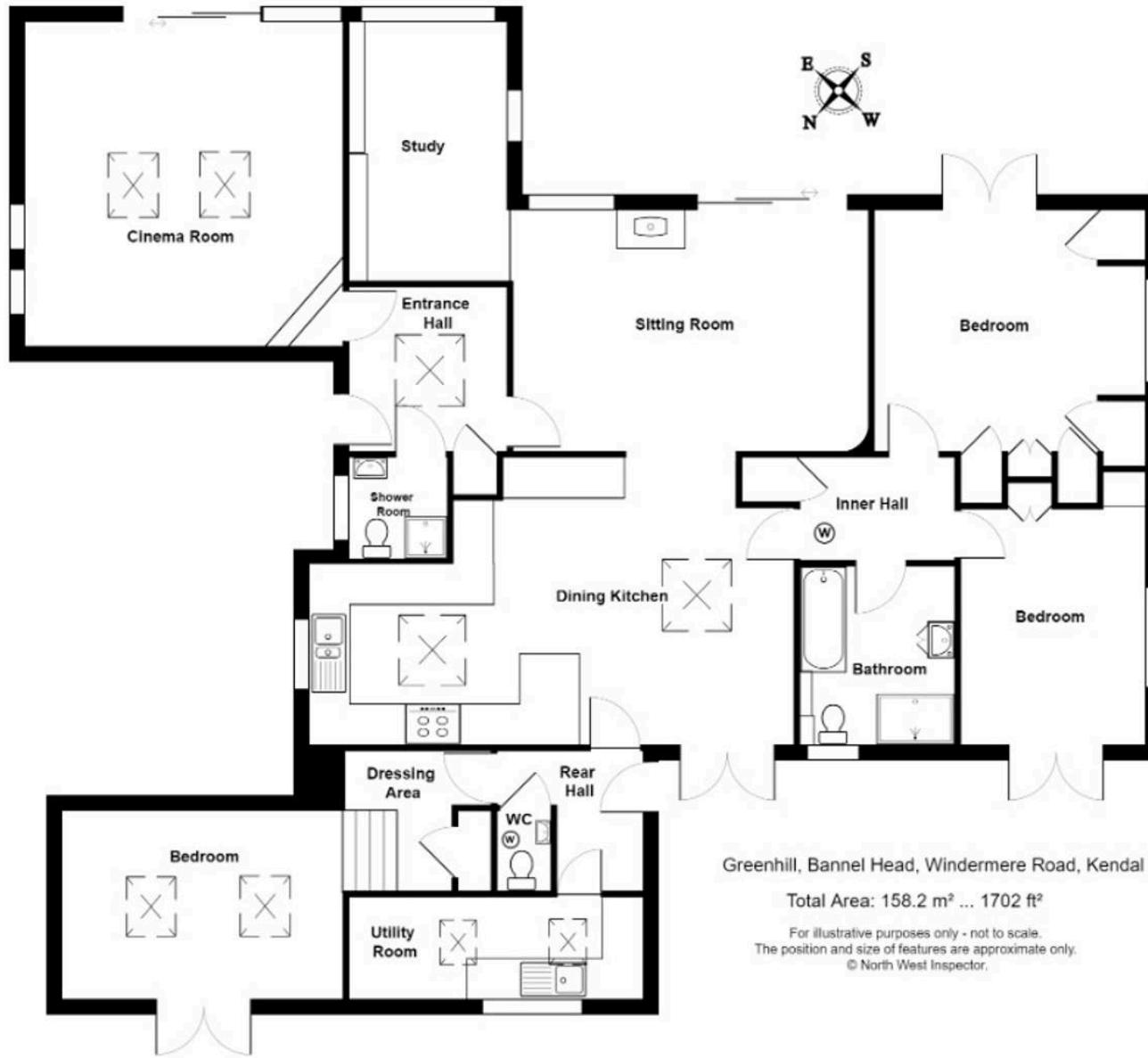
BATHROOM

8' 10" x 7' 7" (2.68m x 2.32m)









Greenhill, Bannal Head, Windermere Road, Kendal

Total Area: 158.2 m² ... 1702 ft²

For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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