



17 Romney Road, Kendal
£300,000



17 Romney Road

Kendal, Kendal

Located in a sought after setting within walking distance of Kendal town centre and the riverside, this gorgeous period home perfectly balances character and contemporary comfort.

Beautifully presented throughout, the property retains a wealth of original charm while benefiting from stylish modern touches.

The location offers the best of both worlds, a short stroll to shops, cafés and amenities, along with excellent access to the M6 and the wider Lake District.

The ground floor is warm and inviting, beginning with a cosy lounge featuring charming arch details that add architectural interest and a real sense of character. To the rear, the home opens into a superb open plan dining space centred around a feature log burner, creating the perfect setting for entertaining or relaxed evenings at home. The modern kitchen is thoughtfully designed with a central island and contemporary units, while patio doors lead directly out to the rear yard, allowing natural light to flood the space.

Upstairs, there are two beautifully presented bedrooms, both well proportioned and filled with natural light. The stylish four piece family bathroom includes a separate bath and walk in shower, offering both practicality and a touch of luxury. A further attic room provides versatile additional space, ideal for guests, hobbies or working from home.

Externally, the enclosed rear yard offers a private and low maintenance outdoor space. A dedicated office shed provides an excellent solution for remote working or creative pursuits. On street parking is available, completing this charming and conveniently located home.



- Gorgeous period home set within a sought after area of Kendal
- Rich in character with beautiful original features complemented by tasteful modern upgrades
- Inviting and cosy lounge showcasing charming arch details and a warm, homely feel
- Stunning open plan dining space with a feature log burner, perfect for relaxed evenings and entertaining
- Stylish contemporary kitchen with central island and patio doors opening onto the rear yard
- Elegant four-piece family bathroom with separate bath and walk in shower
- Two beautifully presented bedrooms filled with natural light
- Versatile attic room offering additional space for guests, hobbies or working from home
- Enclosed rear yard with a dedicated office shed, ideal for remote working or creative use
- On street parking and just a short stroll to the town centre and riverside, with excellent access to the M6 and the Lake District

HALLWAY

14' 2" x 3' 1" (4.33m x 0.95m)

LIVING ROOM

14' 8" x 10' 7" (4.48m x 3.22m)

KITCHEN / DINING ROOM

27' 9" x 13' 10" (8.47m x 4.22m)

LANDING

2' 7" x 9' 9" (0.80m x 2.98m)

BEDROOM

10' 11" x 14' 0" (3.33m x 4.27m)

BEDROOM

8' 4" x 6' 10" (2.55m x 2.09m)

BATHROOM

8' 1" x 6' 2" (2.47m x 1.87m)

ATTIC ROOM

16' 0" x 13' 11" (4.88m x 4.24m)

OFFICE

5' 5" x 7' 4" (1.66m x 2.24m)





SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX BAND currently: C

EPC RATING: D

TENURE: FREEHOLD

DIRECTIONS: From the A591, take the South Kendal exit and join the A6 towards Kendal (signposted Milnthorpe). Continue along the A6 as it becomes Milnthorpe Road heading into town. Follow Milnthorpe Road until you reach the traffic lights, then turn right onto Romney Road. Number 17 is located along Romney Road roughly midway between Park Street and Park Avenue.

WHAT3WORDS: ///input.flip.yoga

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1170 ft²

108.7 m²

Reduced headroom

35 ft²

3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.