



Georgian Style - Grade II Listed - 4 Beds - Beautifully Updated - Westerly Aspect - Garage, Parking & Gardens

FOR
SALE



Offers in the region of £550,000

11A Thorny Hills, Kendal, Cumbria, LA9 7AL

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ScottBainbridge are pleased to offer this classical period town house that has been completely updated and restored throughout, Listed Grade II and built in the 1820's in the Georgian style of local Architect George Webster. It is situated in a sought after and popular area of Kendal. It is conveniently situated for the centre of Kendal and is in a private road with a westerly elevation towards the River Kent and beyond. It has been decorated and maintained in keeping with the period features of the house .It has four bedroom house, two reception rooms ,Gas central heating recently installed with a combi-boiler a private garden, an additional large garden and a Garage in a block of four.

This is a beautiful house tastefully brought into the 21st century in keeping with the history of the house and has to be seen to truly appreciate how lovely it is.

Ground Floor Entrance

Entrance through Side main door and inset porch leading to the ground floor entrance hall, wall lights and radiator.

Entrance Hall

Warm and inviting with staircase to first floor, original wood flooring. Two wall light points. Doors to lower ground floor, Living Room and Kitchen Dining Room.

Living Room 6.32m x 4.29m (20'9" x 14'1")

A delightful room with large bay window with original sashes and panelled work enjoying an aspect across Gooseholme to the River Kent and beyond. Splendid original marble fireplace with fossilised limestone inset and hearth and multi fuel stove. Original plaster cornicing and ceiling rose and picture rail. TV aerial point and two wall lights, original restored wood floor, two radiators.

Kitchen/Diner

Part glazed door to the rear veranda and private garden, and a newly fitted and modern kitchen with a range of wall and base units, single sink and drainer, gas cooker, stainless steel extractor fan, tiled splash backs, and island unit with floor units and breakfast bar. Original restored wood floor, french windows to the rear veranda, two radiators. Original marble fireplace with cast iron and tiled inset, picture rail. TV and telephone point. A marvellous

room to entertain or relax with the family.

Entrance to the lower ground floor.

Cellar Room 1 6.35m x 6.29m (20'10" x 20'8")

Cellar 1 with cobbled floor, light and door to outside.

Central Heating and water combi- boiler. Fantastic storage space.

Cellar 2 4.34m x 4.24m (14'3" x 13'11")

With window, light, power and fireplace and cement floor. Another fantastic space ideal for a workshop or play room.

Utility Room/Cellar Room 3 4.26m x 1.88m (14'0" x 6'2")

A superb utility space plumbed for two washing machines and power for tumble dryer. Shelving light and power and window to the front aspect.

First floor Landing

Doors to all bedrooms and bathroom.

Bedroom 1 4.01m x 3.58m (13'2" x 11'9")

Large double bedroom with picture rail, sash window and shutters, radiator, pendant light and restored original wood floor.

Bedroom 2 3.27m x 2.89m (10'9" x 9'6")

With sash window to the side aspect, carpeted, picture rail, and radiator.

Bedroom 3 3.96m x 3.17m (13'0" x 10'5")

Large double bedroom enjoying an excellent view to the river and beyond. Sash window and shutters, original restored wood floor, pendant light and radiator.

Bedroom 4 3.98m x 2.23m (13'1" x 7'4")

Again overlooking Gooseholme and the river, sash window and shutters, original restored wood floor, picture rail and fitted cupboard.

Bathroom

Completely renovated this modern bathroom has been tastefully done to fit in with the period of the house and has a beautiful original stained glass window. A four piece suite consists of hand basin, WC, a corner shower unit and a stand alone bath in front of the stained glass window. A delightful and functional family bathroom.

Outside

To the front of the house is a splendid circular gravelled driveway with central flower bed, side lawn and mature planted borders. To the rear are the most delightful gardens with formal and informal areas together with a covered veranda that runs along the back of the house with a fenced private garden. The gardens are well tended with an extensive lawns, secret sitting areas and a wealth of mature trees, shrubs and plants including a weeping pear and cherry blossom.

Garage

Garage with double timber doors. Being the first one in a block of four situated to rear of the house.



Living Room



Living Room



Kitchen/Diner



Kitchen/Diner



Kitchen/Diner



Kitchen/Diner



Bathroom



Bedroom 3



Bedroom 1



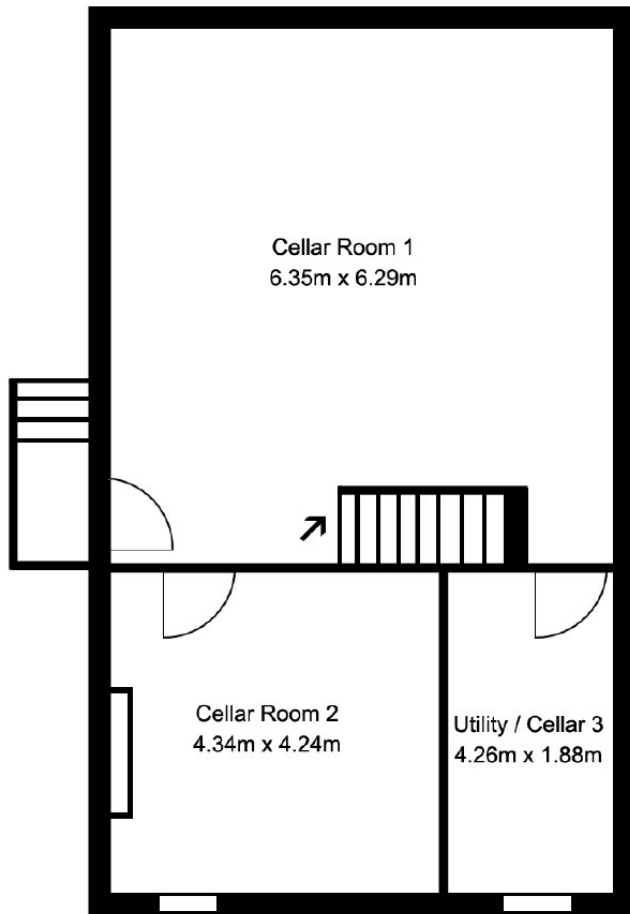
Bedroom 2



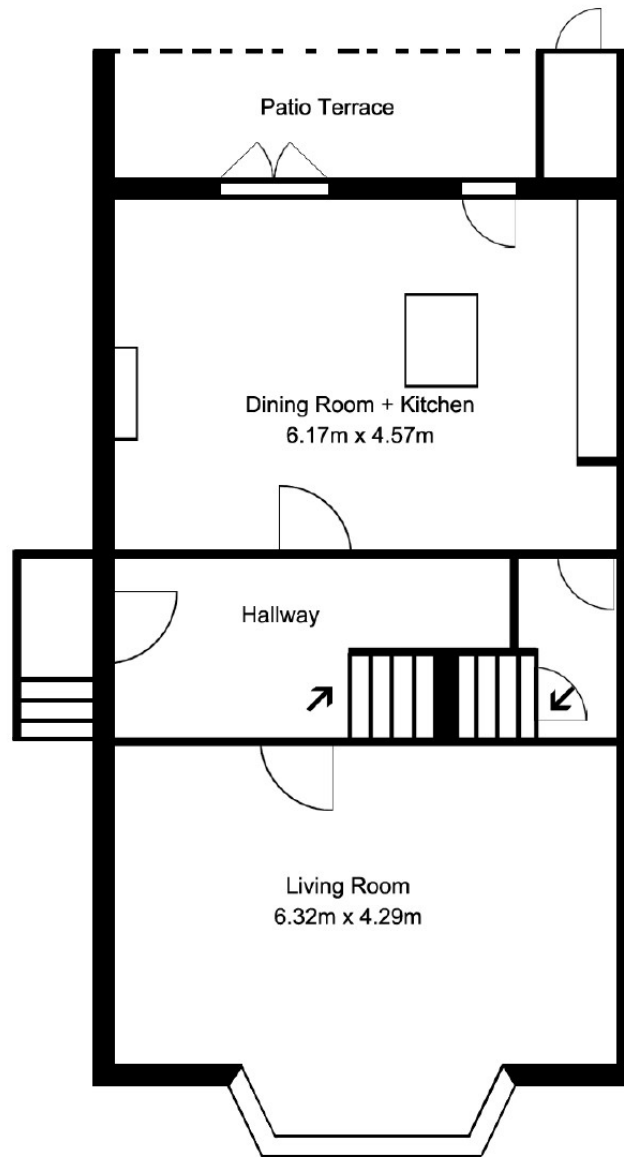
Cellar Room 1



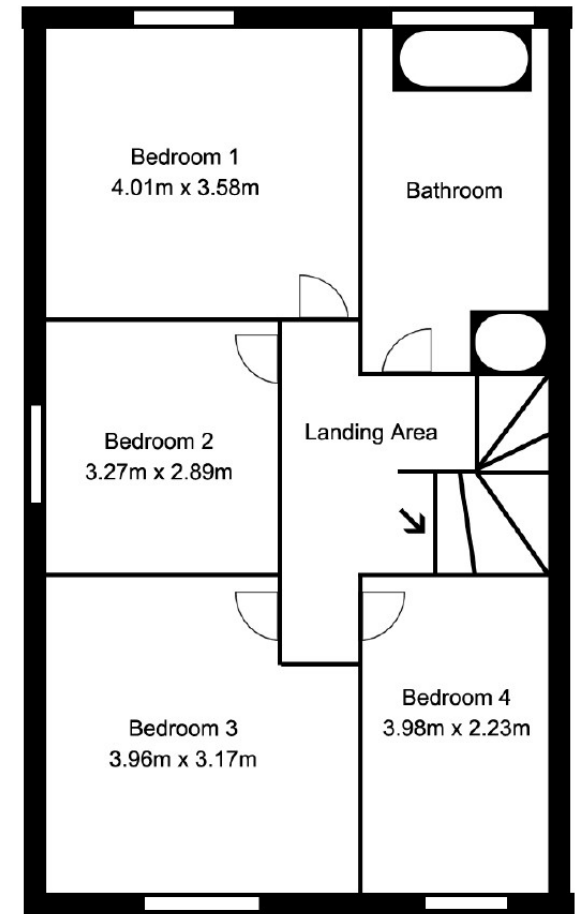
Utility Room/Cellar Room 3



Basement



Ground Floor



First Floor



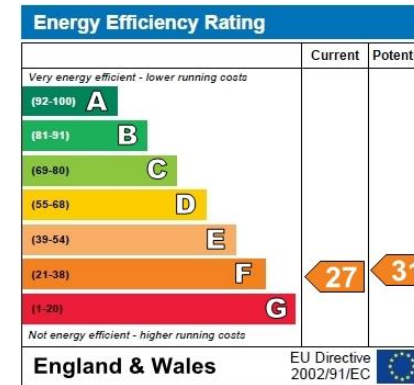
Outside



Outside

Location

Thorny Hills is located Castle Street by turning right just before St Georges Church. Proceed straight on along the private road and cul-de-sac that is Thorny Hills, and Norfolk house (number 11A) can be found on the left.



- Splendid Georgian Style Grade II Listed House. 4 Bedrooms Beautifully and Tastefully updated. Westerly Aspect and Convenient Location. Garage, off road parking & gardens

Mains water, gas, drainage and electricity.

Local Authority South Lakeland

Viewing by Appointment with Scott Bainbridge 01539 725496