



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

9 Woodside Road - Endmoor





Features

- Two double bedrooms
- Large living/dining room overlooking garden
- Impressive views of countryside towards Farleton Knott
- No onward chain
- B4RN broadband
- Generous garage and additional outhouse for storage

9 Woodside Road is a charming two-bedroom, mid-terraced stone property, lovingly maintained by its current owners of 45 years and is offered with no onward chain. Upon entering through the front door, you are welcomed into a cosy, well-sized kitchen, featuring wooden cabinetry and an understairs storage cupboard for added convenience. A door from the kitchen leads into a spacious, open-plan living and dining area, perfect for entertaining guests. This versatile space overlooks the rear garden and offers direct access through a rear door, creating a seamless indoor-outdoor flow. Upstairs, the property offers two generously sized double bedrooms. One bedroom

benefits from excellent built-in wardrobes and boasts impressive views over the rolling countryside fields beyond. The first floor also includes a bathroom with a built-in airing cupboard, providing ample storage space. Externally, the property boasts a spacious and well-designed rear garden, featuring a lawn with ample space for outdoor seating, perfect for relaxation or entertaining. A charming pergola leads to a gravel area, ideal for a summer house or additional garden features. The garden is easily accessed from the living/dining room. At the front, there is a convenient outhouse with power and also a garage that provides excellent storage

with parking in front. The property also enjoys the added benefit of access to a communal washing area at the end of the road. Endmoor is a wonderful village conveniently located a 5 mile drive away from Kendal and 3.5 miles from the M6 motorway. The village has a vibrant community and benefits from a local shop, bakery, pub and community hall with a full schedule of activities for all ages. There is also an excellent primary school rated GOOD by Ofsted. Bus services are direct to the local Secondary schools along with both Kendal and Lancaster.



GROUND FLOOR

Kitchen
The kitchen is situated at the front of the property, directly accessible from the main entrance. It boasts elegant wooden base and wall units, perfectly complemented by stylish worktops and matching tiling. Well-equipped with a gas hob, double oven, washing machine, and dishwasher, the space also allows room for a freestanding fridge/freezer. Natural light flows in through two large windows overlooking the front, and an additional understairs storage cupboard offers extra convenience.

Living room/ dining room
The living and dining room is a cosy yet open-plan space situated at the rear of the property. The living area is centred around a striking marble fireplace, creating a beautiful focal point. The room is generously sized and decorated in soft, neutral tones, offering a relaxing atmosphere. The dining area, with ample space for a table, is perfect for hosting guests and enjoys views of the garden. A door from the dining area leads directly out to the garden, adding to the charm and convenience of this inviting space.

FIRST FLOOR



Bedroom 1

Bedroom one is a spacious double room located at the rear of the property, offering stunning views of the countryside hills, towards Farleton Knott. The room benefits from large, deep built-in wardrobes, complete with shelving and a clothes rail, providing plenty of storage. Additionally, there is an abundance of built-in storage surrounding and above the bed, maximising the room's practicality while maintaining a serene and organised feel.

Bedroom 2

Bedroom two is a well-proportioned double room located at the front of the property. It offers ample space for a large wardrobe and is fitted with modern spotlights, creating a bright and airy atmosphere. The room also features convenient access to the loft, with the current owners having added an additional hatch for ease of use, enhancing the practicality of the space.

Bathroom

The bathroom features a classic three-piece suite, including a bath with a shower overhead, a WC, and a sink. A frosted glass window allows for privacy while still letting in natural light. The room also boasts a generously sized airing cupboard with built-in shelving, providing excellent storage for linens and towels.



Externally

The expansive rear garden is accessible from the living/dining room and has been beautifully designed. At the top, there is a well-maintained lawn with ample space for outdoor seating, perfect for relaxing or entertaining. As you move further down, a charming pergola frames the garden, leading to paved steps that take you to a gravel area adorned with pots and plants, with enough space for a summer house. At the front of the property, there is a convenient outhouse with power, located adjacent to the house. Additionally, there is a garage that offers excellent storage and a parking space in front. The property also benefits from access to a communal washing area located at the end of the road, adding further practicality.

Useful Information

Tenure - Freehold.

Council tax band - C (Westmorland and Furness Council).

Heating - Gas central heating, boiler located in the loft.

Drainage - Mains.

Internet - B4RN hyperfast internet connected.

What3Words location [///outbound.soils.freezing](https://www.what3words.com/outbound/soils.freezing)



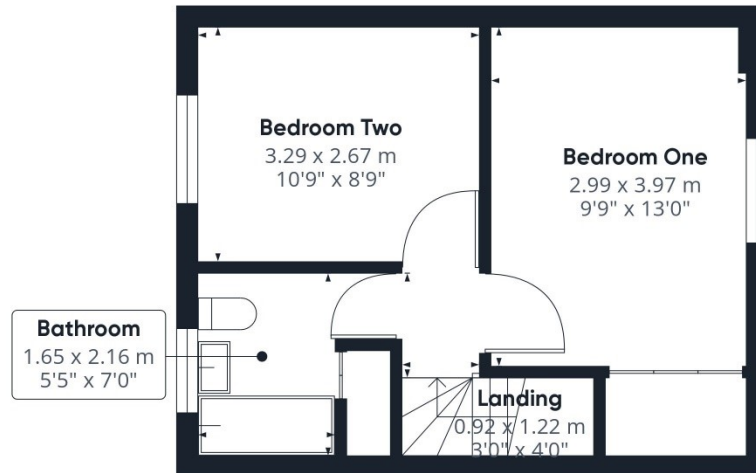
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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

70.08 m²
754.33 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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