



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

1 Cliff Terrace - Kendal





Features

- Situated in an elevated position to take advantage of superb views over Kendal town and countryside beyond
- Renovated to a high standard by the current vendors
- Excellent location & transport links
- Packed full of character and period charm
- Off road parking for one vehicle and additional parking permits

An exquisite end-of-terrace, stone-built Victorian residence, nestled in the sought-after town of Kendal, boasting breath taking elevated views over the town and the surrounding countryside. This remarkable home seamlessly blends period charm with modern comforts. Lovingly and recently renovated by the current owners, the interiors are in immaculate condition and full of period features, character and warmth. Generously proportioned rooms offer versatile living options throughout. On the lower ground floor, a cellar, accessed from the kitchen/diner has been thoughtfully converted into a utility area and provides additional storage. The ground floor accommodates a stylish kitchen, large

enough to host a generous dining table, perfect for socialising while cooking or entertaining. There is also a separate living room and a formal dining room. The first floor offers the potential for three double bedrooms. Currently, one is used as a home office and a second reception room, alongside a well-appointed family bathroom. The second floor, comprises of a spacious landing with built-in storage, offering extra hanging space. From here, you'll find two additional double bedrooms, one of which is the master bedroom featuring a stylish ensuite shower room. Outside, across the coach path, there is off-road parking for one vehicle and a private garden filled with mature planting and

charming seating areas, perfect for relaxing. To the rear of the property, a small courtyard provides space for potted plants and access to a stone-built store. Kendal is a vibrant town located around the River Kent with a wide selection of diverse shops, cafes and eateries. The Brewery Arts Centre, museums and various churches are located close to the centre of town and there are excellent transport links with the various bus routes, a train station and the M6 motorway 10 minutes drive away. There are several well-renowned primary and secondary schools in the town along with a variety of supermarkets to choose from.



GROUND FLOOR

Entrance hallway - Entering through the elegant blue door, you're welcomed into a charming entrance hall featuring an exposed wooden floor and a traditional cast iron radiator. Natural light enters through the window above the door, creating a bright and inviting first impression.

Living room - A bright and airy room, enjoying a dual aspect with views over the front garden through the traditional sash windows with shutters. Exuding a sense of calm, it offers a cosy retreat after a long day, enhanced by original features such as picture rails, ceiling rose and an exposed wooden floor. The arched alcove with built-in shelving provides the perfect spot for displaying treasured items and the multi-fuel log-burning stove, which sits proudly on a stone hearth, is perfect for curling up beside during the colder months.

Dining room - This formal dining room is full of charm and character, with an exposed wooden floor and original built-in cupboard. The working cast iron fireplace enhances the cosy, inviting atmosphere, while the large sash window overlooking the front garden allows natural light to pour in, brightening the space and highlighting its period features.

Kitchen/ dining room - A large, bright, and sociable kitchen positioned at the rear of the property, enjoying a dual aspect and direct access out to the rear courtyard. The space is well-appointed with an abundance of wooden cashmere base and wall units, beautifully complemented by dark Indian stone work surfaces. Integrated Neff appliances include a double oven, warming drawer, induction hob, fridge, and dishwasher. To the opposite side of the room, there is space for a generous dining table, set beside a traditional cast iron log burner with a feature wooden mantel, adding a welcoming sense of warmth and character. A charming wooden window seat, complete with matching built-in drawers and a cupboard, provides additional storage and a cosy spot to relax. The room is finished with a practical tiled floor benefitting from underfloor heating.

FIRST FLOOR





Living room/ bedroom 5 - A stunning formal living room featuring a cast iron fireplace with an elegant mantel surround, beautifully framed by dual bay windows that offer views of the front garden, Kendal town, and the rolling hills beyond. The room is enriched with a wooden floor, charming picture rails, and refined details such as coving and a decorative ceiling rose. A serene and inviting space, perfect for peaceful relaxation. This room offers versatility and could also be used as a double bedroom if required.

Bedroom 4 - This versatile room, currently used as an office, has previously served as a double bedroom. A sash window fills the space with natural light and offers views to the rear. Characterful original features include elegant picture rails and a beautifully exposed wooden floor.

Bedroom 3 - A bright and characterful double bedroom, featuring a bay window with original shutters and exposed floorboards. The room is enhanced by a charming cast iron fireplace and original alcove storage cupboards, adding to its period appeal.

Bathroom - An elegant bathroom showcasing a bath with a luxurious, mains-fed rainfall shower overhead, along with a stylish sink and a W.C. The space is beautifully finished with marble tiles, a traditional cast iron radiator, and charming half-height wooden panelled walls.

SECOND FLOOR

Bedroom 1 - An impressive double bedroom boasting wonderful elevated views and an abundance of natural light, enhanced by a Velux window. The room features a built-in wardrobe with arched doors, a charming corner fireplace, and exposed floorboards that pay homage to the home's history.

En-suite - A beautifully crafted bespoke en-suite, featuring a mains-fed shower set on a custom slate tray, a hand basin set on a stone countertop, and a concealed cistern WC. The walls are partially tiled, with the remainder showcasing a blend of polished marble and cement, accented by distinctive textured wood details. A low-level window provides privacy, while a Velux roof window floods the space with natural light. Discreetly integrated built-in storage enhances functionality and the room features cast iron radiator and slate flooring featuring underfloor heating adding a touch of character and warmth.

Bedroom 2 - A generously sized double bedroom boasting stunning views over Kendal town and the rolling hills beyond. The room also features a built-in wardrobe, providing convenient additional storage.

LOWER GROUND FLOOR

Cellar - Descending the stone steps from the kitchen/dining room, you'll discover a versatile space with an original limestone flagged floor, currently used as a utility room. It features fitted cream base units, a wood-effect worktop with a sink, and designated space for a freestanding washing machine and fridge/freezer. The room has a radiator, provides excellent additional storage, and could easily serve as a workshop.

Externally

The front of the property is beautifully framed by a mature hedge, with lawned areas on either side complemented by well-planted borders. Across the charming coach path stands a cast iron archway, which leads to off-road parking for one vehicle and a delightful secret garden. This thoughtfully designed garden is arranged into distinct areas, including a lush lawn surrounded by vibrant, well-stocked borders and mature trees- a perfect spot to sit and admire the surroundings. A separate gravelled area provides a peaceful retreat, ideal for quiet relaxation or socialising. This space also overlooks flourishing planting and a tranquil water feature. You will also find a garden shed offering convenient storage for tools and equipment. The garden is a true gardener's paradise and a private haven to unwind and recharge after a busy day. To the rear of the property, cast iron gates open up into the courtyard, which offers an ideal space for displaying potted plants and provides access to a stone-built store. There is also direct access to the kitchen from this area.

Useful Information

House built - 1850.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Fully double glazed wooden sash windows installed throughout.

Parking- Private parking for one/ 2 permits for street parking.

What3Words location - ///item.parade.pillow



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Approximate total area⁽¹⁾

172.7 m²
1858 ft²

Reduced headroom

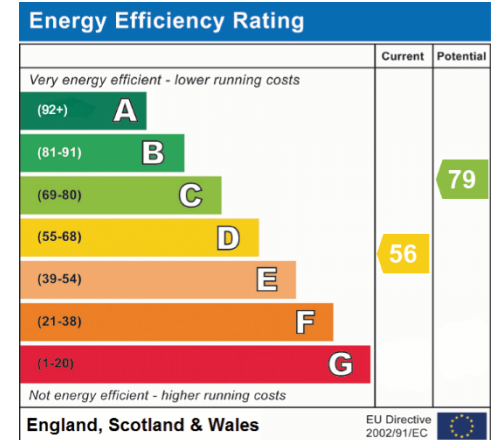
0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



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