



2 South Road, Kendal
£390,000



2 South Road

Kendal, Kendal

This stunning four story Victorian end of terrace home perfectly combines period charm with modern living. Situated in a highly sought after location, it offers superb access to vibrant town amenities, scenic local walks, and convenient road links to the M6 motorway and the breathtaking Lake District National Park.

The ground floor features a spacious main sitting room, ideal for relaxing and entertaining, alongside a beautifully appointed dining room that provides the perfect setting for family meals and special occasions. The modern fitted kitchen complements the space with style and practicality. Additionally, a convenient separate cloakroom is located on this level.

The first and second floors offer four well proportioned bedrooms, including three doubles and one comfortable single, providing ample space for the whole family. These levels also includes two contemporary bathrooms, ensuring comfort and convenience for all residents.

The basement level boasts a two versatile reception rooms, perfect as a home office, playroom, or additional living space. This flexible space offers excellent options to suit a variety of lifestyle needs.

Outside, the property enjoys a private patio area, perfect for outdoor dining or relaxing in the fresh air. A spacious garage and driveway provide secure parking and additional storage, completing this exceptional family home.



- Stunning four story Victorian end of terrace home, full of character and charm
- Spacious main sitting room complemented by two versatile reception rooms on the lower ground floor
- Fitted kitchen designed for both functionality and style
- Elegant dining room, perfect for family meals and entertaining guests
- Four well-proportioned bedrooms, including three doubles and one single
- Two contemporary bathrooms plus two convenient separate cloakrooms for added comfort
- Secure garage with driveway parking
- Private and inviting outdoor patio area, ideal for relaxing or alfresco dining
- Excellent proximity to vibrant town amenities and breathtaking scenic walking routes
- Convenient road links to the M6 motorway and just a short drive to the stunning Lake District National Park





COUNCIL TAX BAND: D

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

TENURE: Freehold

SERVICES

Mains gas, mains electric, mains water and mains drainage.

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.

DIRECTIONS: 2 South Road is located in Kendal's Highgate area, just a 5-minute walk from the town centre. From Kendal railway station, head south on Aynam Road, then turn right onto South Road. The property is near local shops and easily accessible via the A591. WHAT3WORDS:[angle.dance.slide](#)



ENTRANCE HALL

5' 8" x 4' 4" (1.73m x 1.31m)

HALLWAY

11' 1" x 4' 1" (3.38m x 1.25m)

SITTING ROOM

18' 8" x 12' 0" (5.69m x 3.67m)

DINING ROOM a

12' 11" x 9' 7" (3.94m x 2.92m)

KITCHEN

15' 1" x 9' 5" (4.61m x 2.86m)

UTILITY

7' 4" x 4' 4" (2.23m x 1.31m)

CLOAKROOM

5' 9" x 2' 6" (1.76m x 0.75m)

CELLAR ROOM ONE

13' 1" x 10' 4" (3.98m x 3.14m)

CELLAR ROOM TWO

15' 3" x 13' 8" (4.65m x 4.17m)

LANDING

15' 0" x 6' 0" (4.58m x 1.83m)

BEDROOM

12' 0" x 10' 1" (3.65m x 3.07m)

BEDROOM

12' 11" x 9' 0" (3.94m x 2.75m)

CLOAKROOM

4' 11" x 2' 9" (1.50m x 0.84m)

1st floor

BATHROOM

13' 5" x 7' 1" (4.09m x 2.17m)

BEDROOM

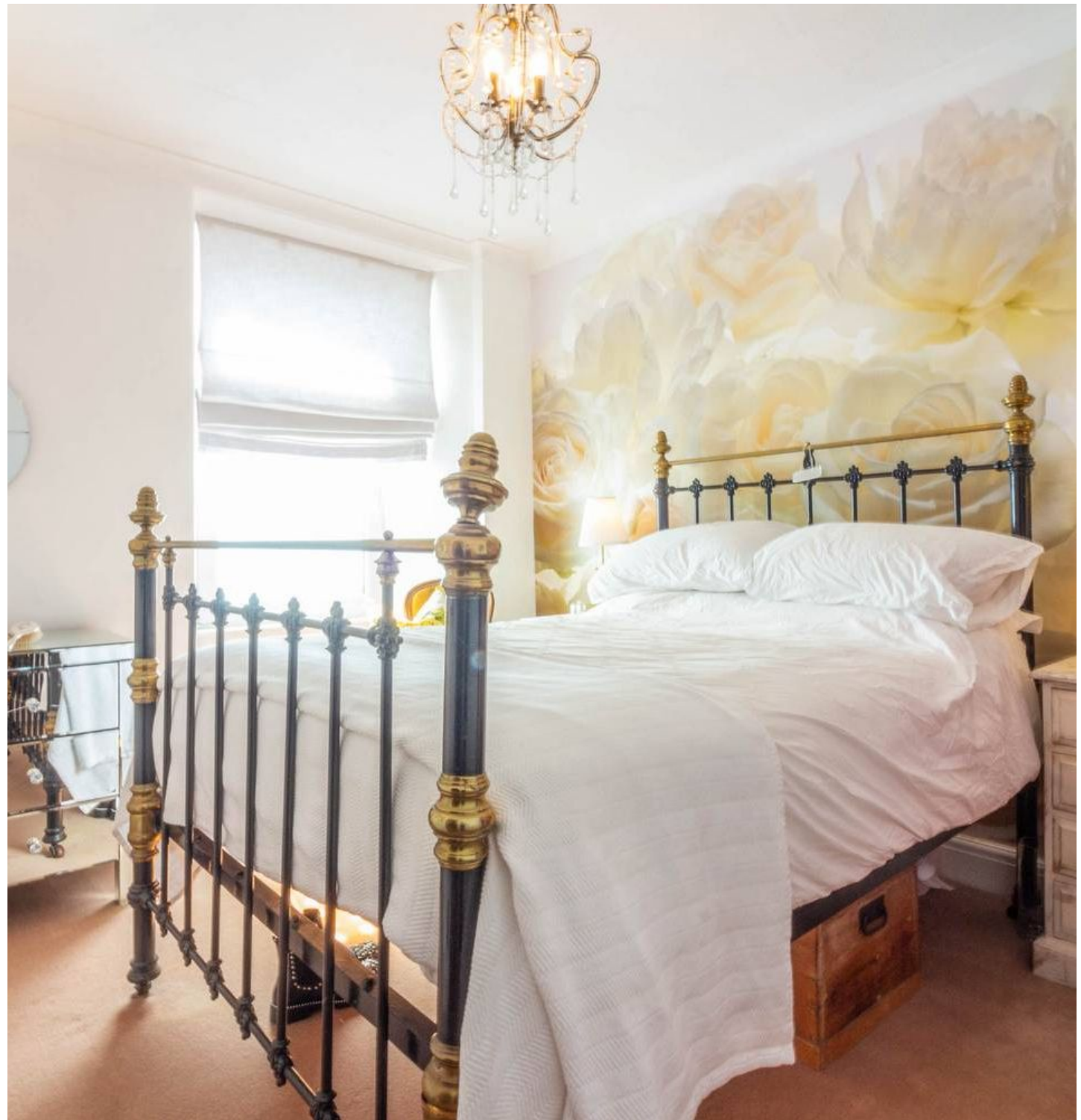
15' 5" x 10' 0" (4.69m x 3.06m)

BEDROOM

15' 0" x 6' 1" (4.57m x 1.86m)

BATHROOM

10' 0" x 8' 7" (3.04m x 2.62m)

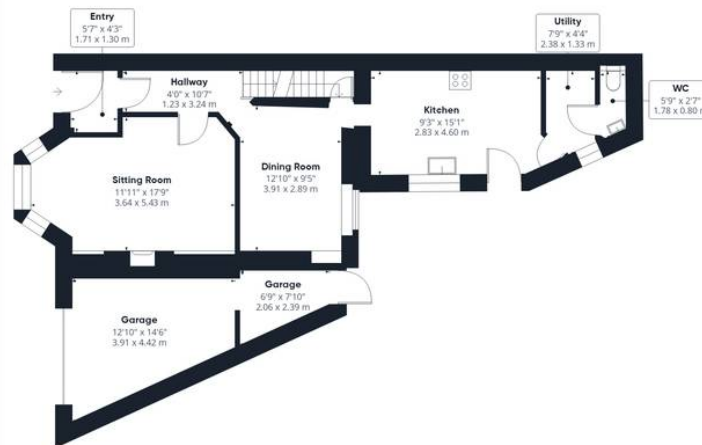








Floor -1



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1844 ft²

171.3 m²

Reduced headroom

8 ft²

0.7 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.

GIRAFFE 360

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