



Murley Moss, 12 Oxenholme Road, Kendal
Asking Price £750,000

Your Local Estate Agents
Thomson Hayton Winkley



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ACCOMMODATION

A fabulous, unique detached house privately set with in substantial gardens and grounds that extend to 1/2 an acre and being located in a desirable area to the south of the market town of Kendal. Being conveniently placed for the amenities available both in and around the town, the property is situated just minutes from the mainline railway station at Oxenholme and offers easy access to the Lake District and Yorkshire Dales National Parks and road links to the M6.

The property is immaculately presented and has been well maintained by the current owners and has double glazing and central heating. The well proportioned accommodation briefly comprises porch, entrance hall, sitting room, dining room, dining kitchen with seating area and log burner, utility room, cloakroom and boot room to the ground floor. To the first floor are four bedrooms, one with an en suite shower room, four piece family bathroom, walk in linen cupboard and ample storage.

The private surrounding gardens and grounds offers a level lawn with mature trees and shrubbery, south facing patio seating area, ample parking and a two storey office attached to the rear of the property.

PORCH

20' 1" x 7' 0" (6.14m x 2.15m)

Two double glazed French doors, double glazed windows, tiled flooring.

ENTRANCE HALL

13' 1" x 8' 4" (3.99m x 2.55m)

Single glazed entrance door, radiator, walk in cloaks cupboard with double glazed window and radiator, picture rail shelving, coving.

SITTING ROOM

20' 3" x 14' 5" (6.18m x 4.41m)

Three double glazed windows, two radiators, inset log burner, picture rail, coving.

INNER HALL

11' 7" x 3' 10" (3.54m x 1.18m)

Double glazed window, two built in cupboards, picture rail

DINING ROOM

15' 3" x 12' 4" (4.67m x 3.77m)

Two double glazed windows, radiator, picture rail, coving.

BREAKFAST KITCHEN

14' 6" x 10' 8" (4.42m x 3.26m)

Two double glazed windows, radiator, excellent range of wall and base units with Corian worktop and moulded sink, gas and electric cooker point, integrated larder fridge and dishwasher, built in table, tiled splashbacks, tiled flooring, recessed spotlights.

OPEN TO SNUG

10' 0" x 10' 0" (3.06m x 3.05m)

Double glazed window, multi fuel burner to brick hearth, dado rail, recessed spotlights.





UTILITY ROOM

5' 10" x 5' 4" (1.78m x 1.63m)

Double glazed window, range of cupboards, ceramic sink, plumbing for a washing machine, tiled walls, tiled floor.

BOOT ROOM

8' 8" x 4' 0" (2.66m x 1.23m)

Door to rear patio, space for a freezer, tiled walls and floor.

CLOAKROOM

5' 6" x 2' 10" (1.69m x 0.88m)

Double glazed window, W.C. tiled walls and floor.

FIRST FLOOR LANDING

16' 3" x 8' 7" (4.96m x 2.63m)

Double glazed window, radiator, walk in eaves storage, walk in linen cupboard with double glazed window and housing the gas central heating boiler, picture rail.

BEDROOM

14' 11" x 14' 1" max (4.57m x 4.30m)

Double glazed window, radiator, excellent range of fitted bedroom furniture including wardrobes, drawers and dressing table, walk in wardrobe, picture rail.

BEDROOM

13' 9" x 12' 1" (4.21m x 3.70m)

Double glazed window, radiator, built in wardrobes, fitted bedroom furniture and dressing table, picture rail.

EN SUITE

6' 6" x 5' 2" (1.99m x 1.60m)

Three piece suite comprises W.C. with concealed cistern, wash hand basin to vanity and shower cubicle with thermostatic shower, towel radiator, recessed spotlights, extractor fan.

BEDROOM

10' 11" x 10' 3" (3.35m x 3.13m)

Double glazed window, radiator, built in wardrobe, picture rail.

BEDROOM

12' 2" x 6' 5" (3.71m x 1.97m)

Double glazed window, radiator, built in wardrobe and dressing table, picture rail.

BATHROOM

11' 9" x 10' 0" (3.60m x 3.05m)

Double glazed window, radiator, four piece suite comprises W.C. wash hand basin to vanity, bath and shower cubicle with thermostatic shower, tiled walls, loft access.

OUTSIDE

The gardens and grounds extend to 1/2 acre and are approached via a private drive and there is ample off road parking to the brick set drive. There is a level lawn surrounded by mature, established trees and shrubbery, there is a pleasant south facing patio seating area to the front and a timber garden shed and log store.

OFFICE GROUND FLOOR

14' 2" x 7' 9" (4.32m x 2.38m)

Self contained with double glazed door, two double glazed windows, radiator, recessed spotlights.

OFFICE FIRST FLOOR

15' 0" x 4' 3" (4.58m x 1.30m)

With limited head heights, two Velux windows.

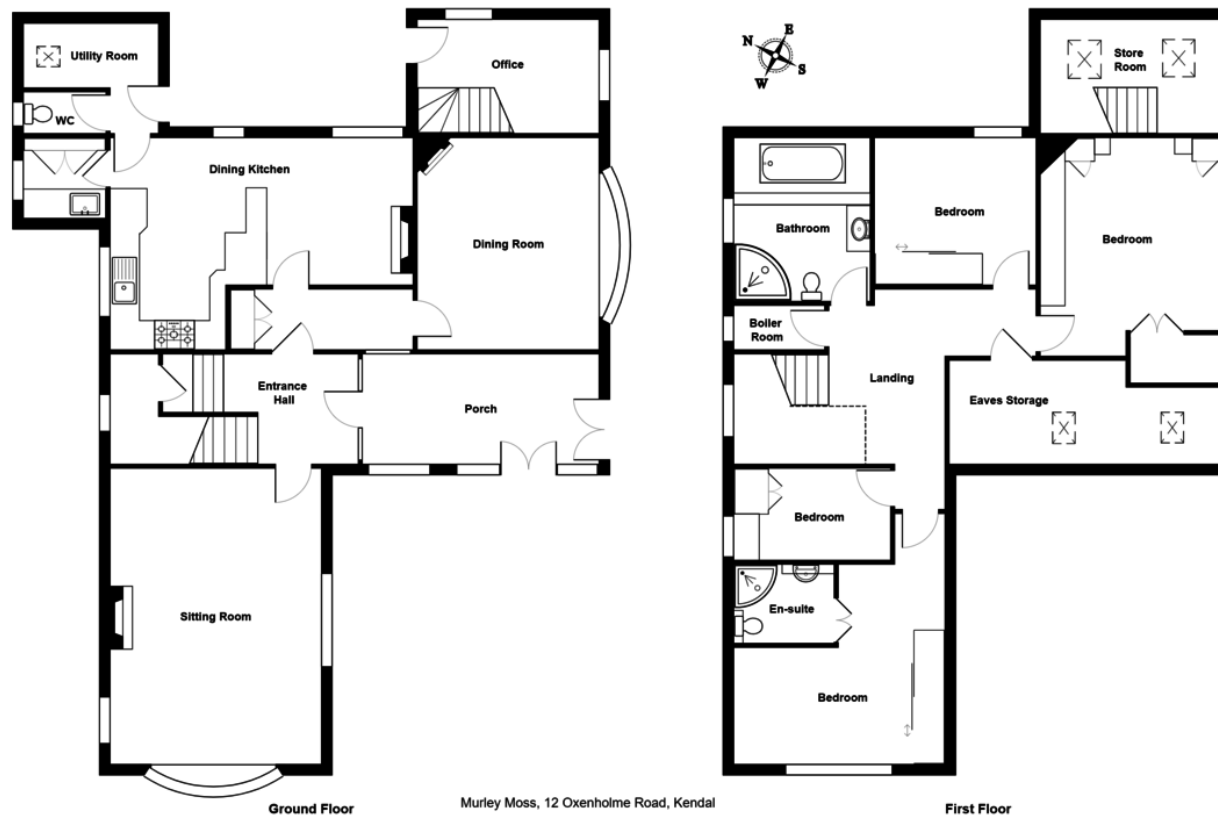
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band G - as shown on the Valuation Office website.





Murley Moss, 12 Oxenholme Road, Kendal
Total Area: 228.6 m² ... 2461 ft²
For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Energy Performance Certificate															
HM Government															
12, Oxenholme Road, KENDAL, LA9 7NJ															
Dwelling type:	Detached house	Reference number:	9595-1006-7201-7525-0230												
Date of assessment:	11 September 2020	Type of assessment:	RdSAP: existing dwelling												
Date of certificate:	11 September 2020	Total floor area:	228 m ²												
Use this document to:															
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 															
Estimated energy costs of dwelling for 3 years:		£ 7,008													
Over 3 years you could save		£ 3,000													
Estimated energy costs of this home															
	Current costs	Potential costs	Potential future savings												
Lighting	£ 942 over 3 years	£ 388 over 3 years	You could save £ 3,000 over 3 years												
Heating	£ 6,003 over 3 years	£ 3,318 over 3 years													
Hot Water	£ 353 over 3 years	£ 324 over 3 years													
Totals	£ 7,008	£ 4,008													
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.															
Energy Efficiency Rating															
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>															
<p>Top actions you can take to save money and make your home more efficient</p> <table border="1"> <thead> <tr> <th>Recommended measures</th> <th>Indicative cost</th> <th>Typical savings over 3 years</th> </tr> </thead> <tbody> <tr> <td>1 Internal or external wall insulation</td> <td>£4,000 - £14,000</td> <td>£ 2,103</td> </tr> <tr> <td>2 Floor insulation (suspended floor)</td> <td>£800 - £1,200</td> <td>£ 942</td> </tr> <tr> <td>3 Low energy lighting for all fixed sockets</td> <td>£105</td> <td>£ 237</td> </tr> </tbody> </table> <p>See page 3 for a full list of recommendations for this property.</p> <p>To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.</p>				Recommended measures	Indicative cost	Typical savings over 3 years	1 Internal or external wall insulation	£4,000 - £14,000	£ 2,103	2 Floor insulation (suspended floor)	£800 - £1,200	£ 942	3 Low energy lighting for all fixed sockets	£105	£ 237
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DIRECTIONS

From Kendal town centre proceed south on the A65 Burton Road passing the Leisure Centre on the left. At the traffic lights turn left on to Oxenholme Road pass the turning for Murley Moss Business Village on the right and the driveway for Murley Moss is then located on your left.

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