



10 Belmont, Kendal

£485,000



ARNOLD
GREENWOOD



10 Belmont

Kendal

We are delighted to present this exquisite period stone-built terraced house, arranged over three floors, in the heart of Kendal. Boasting four generous double bedrooms with wonderful views over Kendal and the fells beyond from the front bedrooms, this home offers a wealth of living space and retains many period features, ensuring a harmonious blend of old-world charm and modern comfort. A welcoming hallway adorned with original features, two reception rooms, a dining room and a recently fitted kitchen complete the ground floor. Two bedrooms, a family bathroom, a separate W.C., and an airing cupboard are on the first floor, ensuring convenience for the whole household. The second floor has two more bedrooms and another W.C. Situated in a highly sought-after location, this terraced house presents an ideal opportunity for those seeking a peaceful and idyllic lifestyle, and being offered for sale with no chain means you can quickly secure this exceptional property and make it your own.

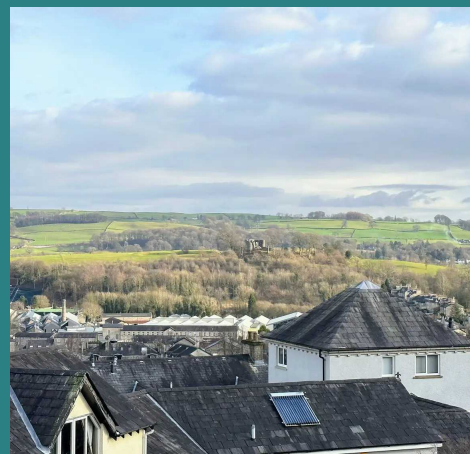
From the Town Hall in the centre of town, take the road opposite, Allhallows Lane, and continue up the hill of Beast Banks. Halfway up the hill, turn right onto Belmont, where the property is located on the left-hand side.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



ENTRANCE

From the front of the property, there is a slate-covered open porch, and the glazed entrance door leads into the hall.

HALL

12' 3" x 3' 6" (3.73m x 1.07m)

The hall has an arched alcove, a radiator, doors to the two reception rooms and the dining room, access to under-stair storage, exposed timber floor, and stairs rising to the first floor landing.

LOUNGE

15' 5" x 11' 8" (4.70m x 3.56m)

The lounge has a period-style timber fireplace housing a living flame gas fire, an arched alcove with fixed shelving and exposed timber floor, radiators and a bay window with leaded top glazing to the front aspect.

SECOND RECEPTION ROOM

14' 0" x 9' 7" (4.27m x 2.92m)

This second reception room has a period-style fireplace housing a living flame gas fire, doors to a built-in cupboard with shelving, an alcove with fixed shelving, radiator and exposed timber floor. There is a serving hatch to the dining room.

DINING ROOM

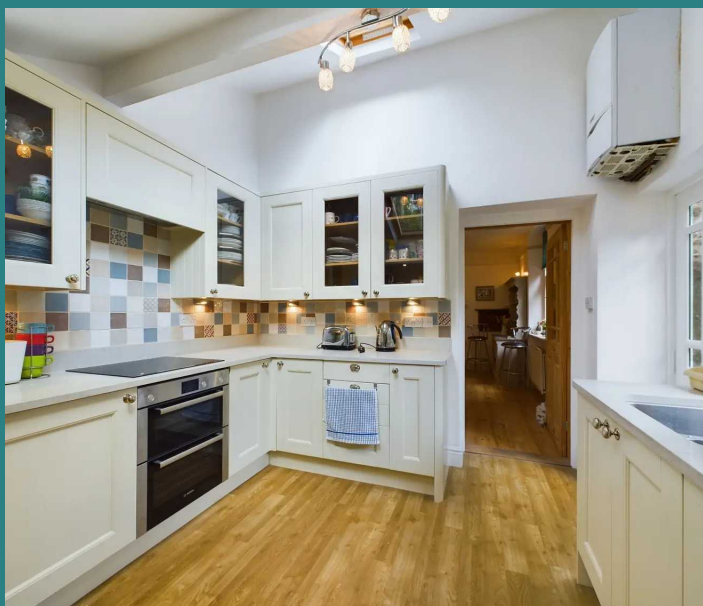
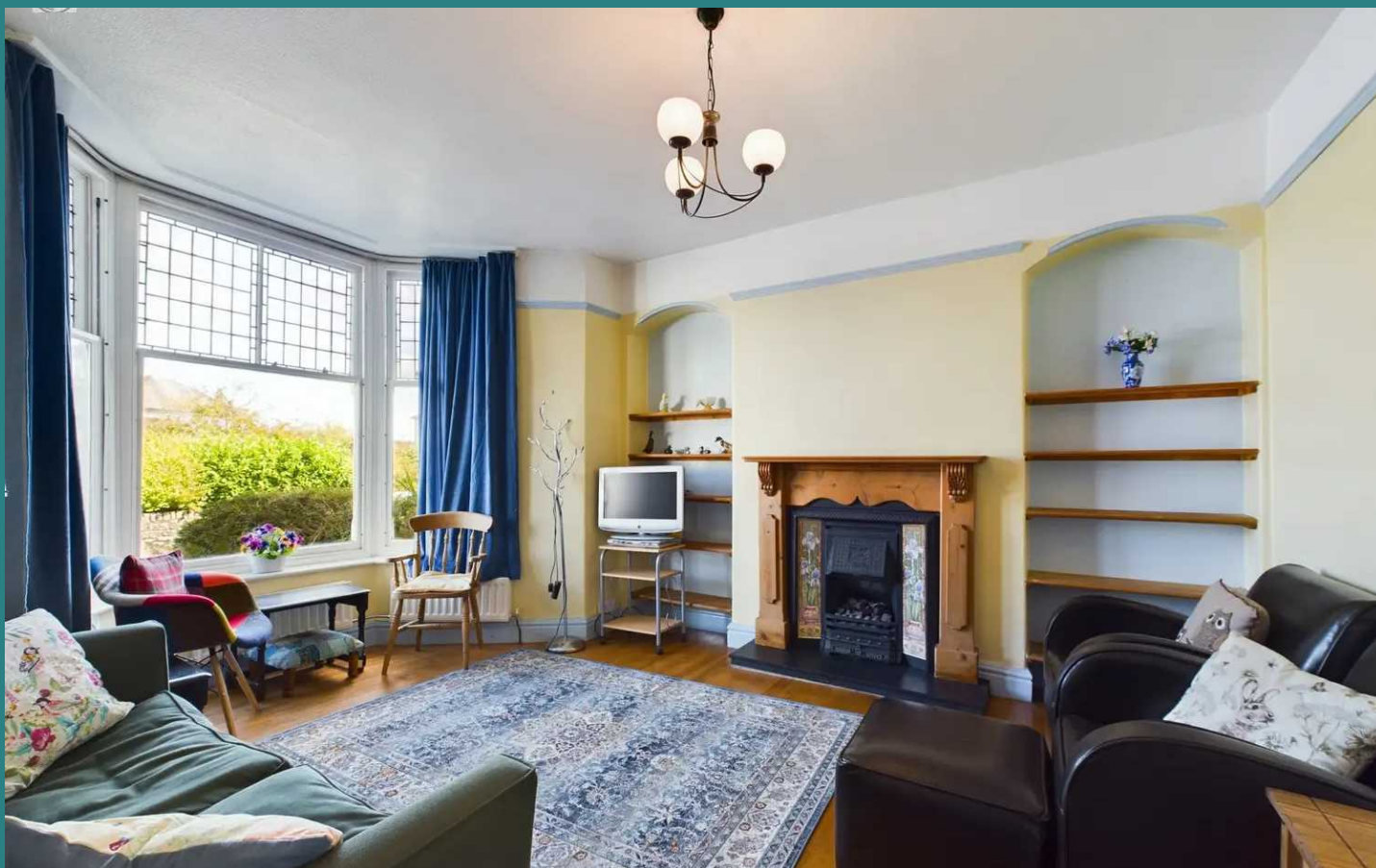
12' 4" x 9' 4" (3.76m x 2.84m)

The dining room has a recessed fireplace housing a gas-fired stove-style fire and a stone-tiled hearth. Access to a further under-stair storage cupboard, exposed timber floor, a window on the rear aspect, and a door to the kitchen

KITCHEN

10' 11" x 10' 1" (3.33m x 3.07m)

The kitchen has a range of pale-coloured fitted units with a complementary quartz worktop, a 1 1/2-bowl undermount sink, an integrated dishwasher and plumbing for a washing machine, an integrated oven and grill, a hob with an extractor fan, space for an upright fridge/freezer, display shelving, and a panel heater. There is a wall-mounted Vaillant boiler, two Velux windows, and an external door and window on the side aspect to the rear garden





FIRST FLOOR LANDING

This landing has doors to the bathroom, walk-in airing cupboard, w.c., and two bedrooms. There is a window skylight and stairs to the second-floor landing.

BATHROOM

5' 9" x 9' 4" (1.75m x 2.84m)

The suite comprises a panel bath with shower over, a corner shower cubicle, and a pedestal wash hand basin. There are two heated towel rails, a wall-mounted cabinet and mirror, and a deep sill window with obscure glazing to the rear aspect.

AIRING CUPBOARD

5' 11" x 3' 3" (1.80m x 0.99m)

The shelving and housing of the hot water cylinder.

SEPARATE W.C.

3' 1" x 5' 8" (0.94m x 1.73m)

W.C. and a window with obscure glazing to the side aspect.

BEDROOM ONE

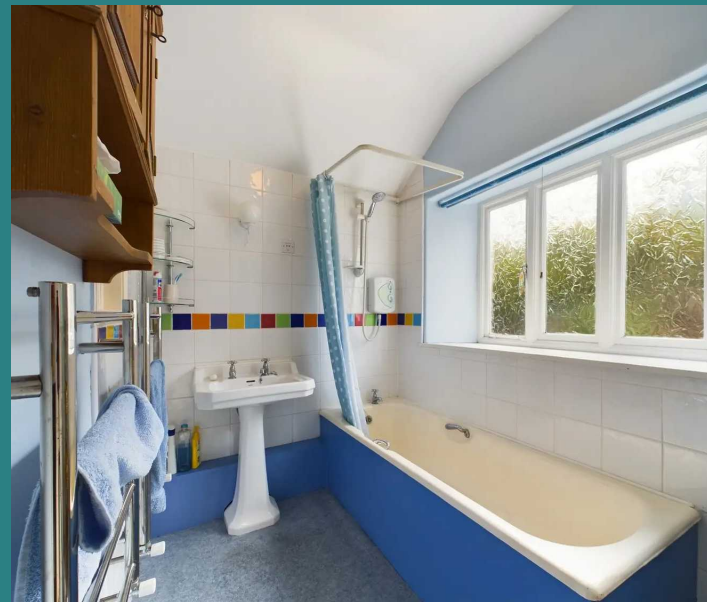
11' 10" x 16' 2" (3.61m x 4.93m)

This room has an alcove with fixed shelving, a radiator, and a window on the front aspect, offering wonderful views over Kendal to the fells beyond.

BEDROOM TWO

13' 0" x 10' 2" (3.96m x 3.10m)

This room has an alcove with fixed shelving, a radiator, and a window on the rear aspect.



SECOND FLOOR LANDING - This landing has doors to two further bedrooms, a w.c., and a velux window.

BEDROOM THREE

11' 10" x 16' 0" (3.61m x 4.88m)

Another good-sized room with a vaulted ceiling to one side, an exposed beam, an exposed timber floor, and a dormer-style window to the front aspect again offering wonderful views over Kendal to the fells beyond.

BEDROOM FOUR

13' 1" x 9' 11" (3.99m x 3.02m)

This room has a radiator and a deep sill window on the rear aspect.

W.C.

4' 1" x 2' 7" (1.24m x 0.79m)

The suite comprises a w.c. and wash-hand basin.

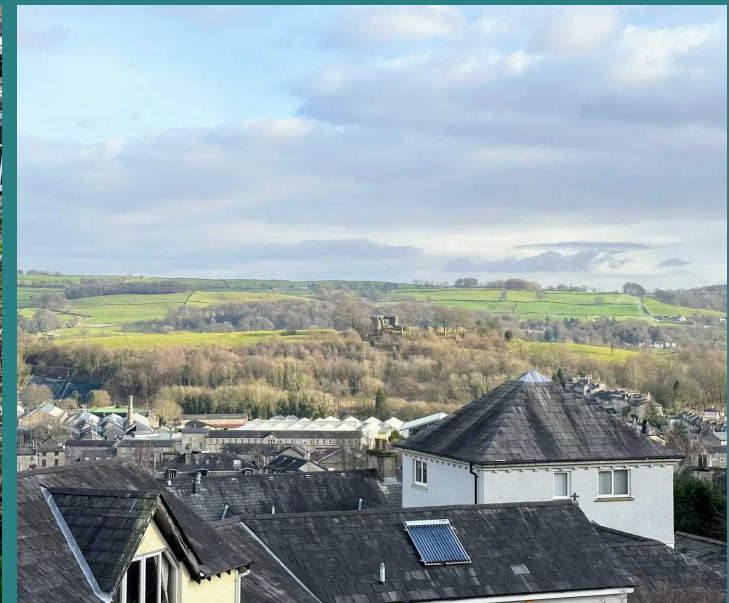
Garden

The front garden has an iron gate, a Lakeland stone wall, and mature planting. To the rear is a paved tiered garden with seating areas and Lakeland stone walling, a timber garden shed, and gated access to an additional part of land currently with shed and rear service lane.

Garage

Single Garage

Permit parking is available on Belmont.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1570.03 ft²


145.86 m²

Reduced headroom

21.65 ft²

2.01 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383 • kendal@arnoldgreenwood.co.uk • www.arnoldgreenwoodestateagency.co.uk/



**ARNOLD
GREENWOOD**

ESTAS

★★★★★

**CUSTOMER
SERVICE
AWARDS 2024**

SHORTLISTED

Verified reviews from homeowners