



Endmoor

£475,000

Hillside House, Endmoor, Kendal, Cumbria, LA8 0ET

This splendid detached family home offers a well planned and spacious layout with two reception rooms, excellent fitted breakfast kitchen and cloakroom on the ground floor with three good bedrooms and a large four piece bathroom on the first floor. The attached double garage offers excellent workshop space and the attic is ideal for those with hobbies and to complete the picture is a separate store with adjoining office. In addition, planning permission exists for two further bedrooms (one bedroom and study) and en suite facility.

Conveniently located on the edge of the village, but within walking distance to the bakery and school and offers good access to the South Lakeland area as a whole and to the motorway system and mainline railway station at Oxenholme in particular. A true family home that enjoys flexible living space that is matched by the excellent large and private gardens.



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Garage & Ample
Off-Road Parking

Quick Overview

Delightful detached house

Living room & separate dining room

Breakfast kitchen with a view over the garden

Three double bedrooms

Family four-piece bathroom

Integral double garage

Store with adjoining home office space

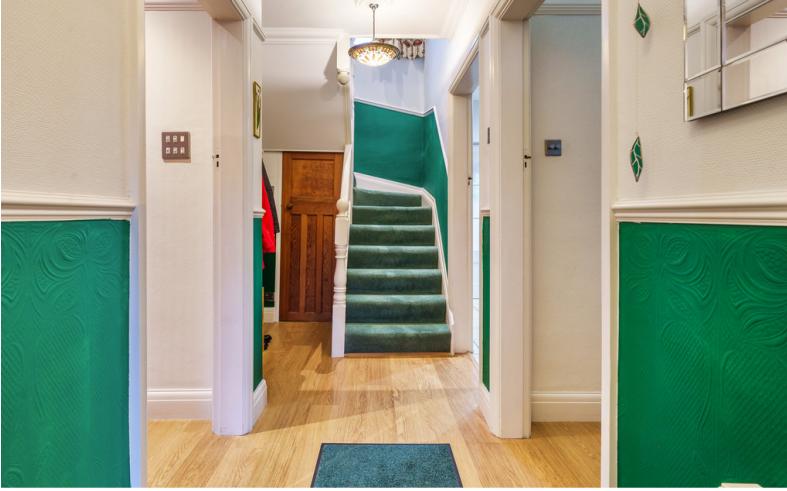
Ample off-road parking with double entrance

driveway

Lovely village location

Planning permission for 2 further bedrooms

Property Reference: K6739



Entrance Hall



Living Room



Dining Room Fireplace



Living Room

Location: Endmoor is a village situated to the south of the Market Town of Kendal and benefits from Primary School and village bakery. It is also in the catchment area for the respected Queen Elizabeth School in Kirkby Lonsdale, for which a free bus is run by Cumbria County Council from the village.

Hillside is situated just on the edge of the Village and can be found by travelling from Kendal, south along the A65 towards the M6. Endmoor is a thriving community with primary school, bakery and club.

The South Lakeland village of Endmoor is within easy reach of the M6 motorway at the Farleton interchange junction 36 and Oxenholme mainline railway station only a short drive away.

Property Overview: This splendid detached family house offers those that view so much more than the first impression – enjoying a spacious well-planned layout from the downstairs cloakroom, to the through living room, separate dining room and breakfast kitchen all of which are complemented by the three double bedrooms and four-piece bathroom. The large attached garage offers plenty of space for those with hobbies in mind including a pit, perfect for those who like tinkering with cars and bikes. To complete the picture a separate store with adjoining office provides a working from home environment being independent of family living and where you can still go out to work!

Entering the front porch with its glazed door you will find plenty of room for hanging up coats and jackets before stepping into the hallway with the staircase rising to the first floor and a convenient under-stairs cupboard, providing storage space for everyday appliances.

Through into the warm and welcoming living room with its bay window overlooking the front garden and sliding patio doors opening to the rear garden. The focal point of the room is the attractive oak fireplace with tiled inset and hearth and open fire.

Opposite the living room is the dining room or perhaps a second sitting room, again with a bay window to the front garden. There is an attractive fireplace with tiled hearth and inset living gas flame.

The breakfast kitchen overlooks the splendid rear garden and is fitted with a range of wall, base and drawer units with a breakfast bar area. Complementary working surfaces have two inset stainless steel sinks and tiled splash backs. A range of kitchen appliances include; a built-in oven and grill, four ring gas hob and extractor over. There is space for a dishwasher, undercounter fridge and tumble dryer. A door opens into the double garage.

Just off the kitchen is the rear porch with a door to the garden and a cloakroom with W.C and pedestal wash hand basin.



Living Room



Kitchen



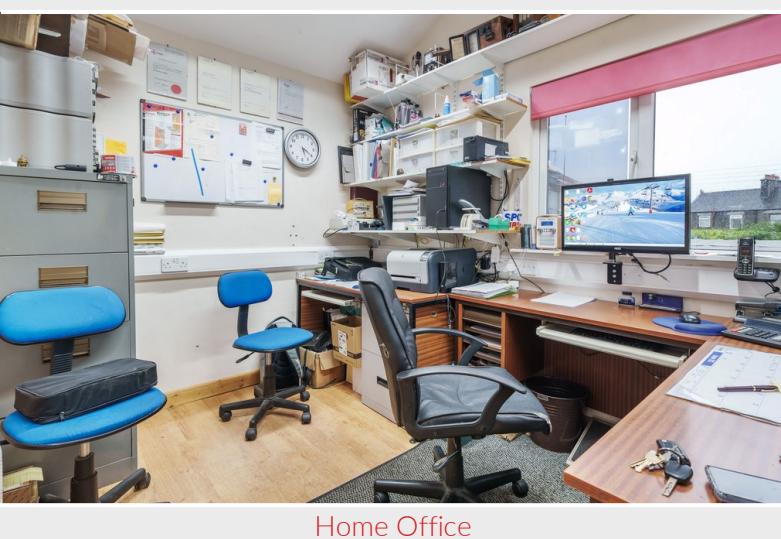
Bedroom Three



Bedroom Two



Bathroom



Home Office

The first floor landing is flooded with natural light from the window overlooking the garden. There is a deep cupboard with shelving for linen and access via a pull down ladder leads up to a spacious boarded loft with built in cupboards and a Velux roof light and access to a second storage area with light.

Bedroom one enjoys a dual aspect to the front and side with a pleasant outlook over the front garden across to open fields. A range of fitted furniture includes; wardrobes, drawers and dressing table.

Bedrooms two and three are both doubles, bedroom 2 overlooking the open fields to the front and bedroom 3 the garden to the rear and distant views beyond.

To complete the picture, the family bathroom has complementary tiled walls and attractive flooring. A jacuzzi bath with hand-held shower attachment, corner shower cubicle, glazed wash hand basin unit and W.C. There are shaver points and two windows.

Ground Floor:

Entrance Porch

Inner Hall

Living Room

21' plus bay x 11' 9" (6.4m x 3.58m)

Dining Room

11' 11" plus bay x 11' 10" (3.63m x 3.61m)

Breakfast Kitchen

16' 2" x 8' 10" (4.93m x 2.69m)

Rear Porch

Cloakroom

First Floor:

Landing

Bedroom One

16' 3" x 11' 9" (4.95m x 3.58m)

Bedroom Two

11' 9" x 11' 10" (3.58m x 3.61m)

Bedroom Three

10' 0" x 8' 9" (3.05m x 2.67m)

Four Piece Bathroom

Loft & Store

14' 8" x 0' 10" (4.47m x 0.25m)

Outside:

Attached Double Garage 24' 4" x 15' 11" (7.42m x 4.85m) With electric door and two windows. Light, power and wall-mounted gas fired boiler. Inspection pit and door to rear garden.

To the front of the property is a double entrance driveway providing ample off-road parking for a number of vehicles.



Bedroom One



Bedroom One



Rear Garden



Rear Garden



Rear Garden

To the rear is a large private garden offering great space for all the family to enjoy, being well screened with laurel hedging, mature conifers, trees and shrubs, well tended lawns and planted flower beds and borders. The two large paved patios provide plenty of space for outdoor dining and entertaining and the ornamental fish pond has a pump and waterfall. For those with green fingers the greenhouse has power and light and automatic windows.

Store & Home Office 10' 5" x 11' 8" (3.18m x 3.56m) A great addition to the home, is the office with laminate flooring, electric panel heater, power, light and two windows overlooking the rear garden. The store to the front of the office provides excellent storage with an up and over door.

Services: Mains gas, mains electricity, mains water and mains drainage.

Planning: Permission exists for an extension over the double garage For further details on Westmorland & Furness Planning 0300 373 3300 call on the matter please use Ref: /SL/2023/0797

Tenure: Freehold.

Council Tax: Westmorland & Furness Council - Band E

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: //jets.newspaper.brilliant

Meet the Team

Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711

Mobile: 07971 916752

elaine@hackney-leigh.co.uk



Keira Evans

Property Valuer

Tel: 01539 729711

Mobile: 07469 857687

keiraevans@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Hillside House, Endmoor, Kendal, LA8

Approximate Area = 2212 sq ft / 205.5 sq m (includes garage)

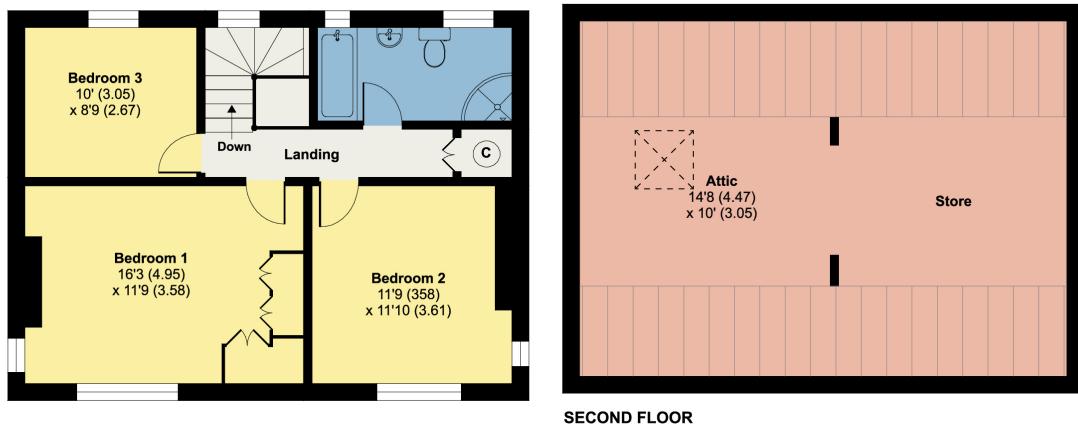
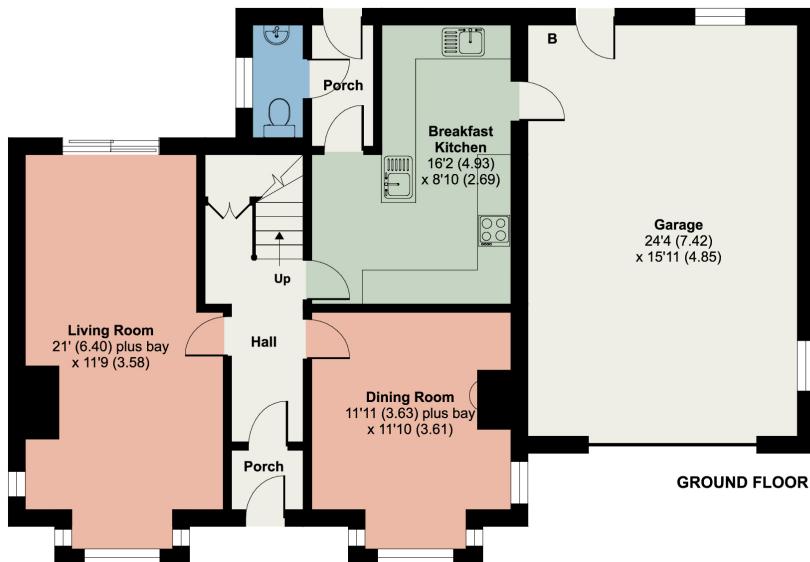
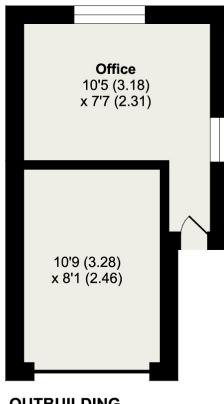
Limited Area Use(s) = 162 sq ft / 15 sq m

Outbuilding = 179 sq ft / 16.6 sq m

Total = 2553 sq ft / 237.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitch-com 2023.
Produced for Hackney & Leigh. REF: 1043132

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