



Kendal

£625,000

3 Bankfield, Kendal, Cumbria, LA9 5DR

This splendid late Victorian town house is a true gem, offering extensive living space that perfectly combines period style and unique character. With useful cellars, a fantastic attic/studio, a stylish first-floor "drawing room," and practical ground floor living space, this home is ideal for a growing family. With four or five bedrooms, depending on your needs, there is an abundance of space to create your dream home.

There is parking for two cars immediately to the front of the property together with a discreet terraced and lawned garden. With an enclosed courtyard yard to the rear with steps that lead up to the garage that fronts Greenside along with two useful stone and slate stores. Don't miss the opportunity to make this period home your own, contact us today to arrange an early viewing.

Quick Overview

- Late Victorian terraced home
- Splendid drawing room & front sitting room
- Breakfast kitchen with AGA & utility room
- Five double bedrooms
- Two bathrooms
- Large detached garage
- Off-road parking with electric car charging point
- Beautiful views over Kendal & fields beyond
- Walking distance for Kendal town centre
- Superfast broadband speed up to 1000 Mbps



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Property Reference: K6746



Reception Hall



Sitting Room



Sitting Room



Breakfast Kitchen

Location: From Kendal Town Hall proceed up Allhallows Lane, onto Beast Banks and Greenside. Turn left into Bankfield Road then right onto Brigsteer Road and then immediately turn right into the driveway for Bankfield. Continue to the top and bear left to find number 3 the second on your right of this delightful terrace.

Property Overview: Situated within walking distance of Kendal town centre, this splendid late Victorian townhouse is a magnificent example of true period style and character. It offers extensive living space, making it an ideal family home that boasts five generously-sized double bedrooms, excluding elegance with their high ceilings, plaster corning's, and large windows that flood the rooms with natural light.

Laid out over four floors, the property offers endless possibilities for the new owners to improve and update. The layout is generous and well balanced with a sitting room, breakfast kitchen, utility and cloakroom on the ground floor and a large cellar room to the lower ground floor. Upstairs, on the first floor is a magnificent drawing room with marble fireplace, bedroom four and a bathroom. There are a further three bedrooms on the second floor and a fifth bedroom/playroom on the third floor. Outside are gardens to the front and rear including a courtyard garden with steps that lead up to the garage.

Stepping into the vestibule entrance with its original tiled flooring that runs into the hallway, where the original pitch pine staircase rises to the first floor and where a deep double cupboard provides space for coats and shoes.

A concealed flight of stairs to the rear of the hall leads down to the lower ground floor; where you will find a store room perfect for wine and a large cellar room with window to the front, flagged floor and central stone work surface supported on brick pillars.

Back upstairs the front sitting room is a charming space with views of the front garden from the two original arched sash windows. It features a cosy multi-fuel wood burner on a tiled hearth, a built-in shelved cupboard, and a display alcove. Period features like the ceiling rose, plaster corning, and a picture rail add elegance to the room.

The breakfast kitchen is equipped with a range of pitch pine wall, base, and drawer units with complementary working surfaces that feature an inset stainless-steel sink with a half bowl and drainer. With part-tiled walls and tiled flooring. A gas-fired AGA takes centre stage, set within a tiled recess with convenient pan shelves on either side. Original stripped pine shelved cupboards add to the kitchen's character and storage options and a large sash window provides a pleasant view out to the rear courtyard.

The adjoining utility room opens to the courtyard and is a practical space with plumbing for a washing machine and ample room for a tumble dryer and freezer. Just off the utility is a cloakroom with WC and wash hand basin.

Ascending the staircase to the first floor is a spacious split-level landing and the splendid full-length Westmorland stained glass arched window to the rear.

The drawing room is spacious, having two full height sash windows enjoying views over Kendal to distant fells. Its centrepiece is an original marble fireplace with a tiled inset and hearth, and deep plaster corning and picture rails complete the room.

On this floor you will find bedroom four that overlooks the rear courtyard. A built-in shelved airing cupboard houses the hot water cylinder and offers high-level deep storage cupboards.

The first-floor bathroom has a three piece suite comprising of; a small bath with shower over, pedestal wash hand basin and W.C.

Up to the spacious second-floor landing with the full-length Westmorland stained glass arched window and a useful under stairs cupboard.



Second Floor Landing



Drawing Room



Drawing Room



Bedroom 5/Playroom



Bedroom Four



Bedroom Four

To the front, is the main bedroom with views over Kendal and beyond. Furnished with a range of built-in panelled wardrobes, including top cupboards for ample storage space.

Bedrooms three and four are both double bedrooms with views over the front and rear gardens, with bedroom three having a built-in cupboard.

A second bathroom comprises a three-piece suite with a panel bath with shower over, pedestal wash hand basin and W.C.

From the landing there is a further stairway which leads up to a separate W.C.

Bedroom five is then found on the top perfect as a playroom/studio or 'teenagers' den. Two Velux windows provide natural light and under eaves cupboards provide excellent storage space.

Accommodation with approximate dimensions:

Ground Floor:

Vestibule

Reception Hall

Sitting Room

15' 8" x 14' 7" (4.78m x 4.44m)

Breakfast Kitchen

13' 6" x 12' 5" (4.11m x 3.78m)

Utility/Cloakroom

Lower Ground Floor:

Basement

14' 9" x 14' 6" (4.5m x 4.42m)

First Floor:

Split Landing

Drawing Room

21' 8" x 14' 8" (6.6m x 4.47m)

Bathroom

Bedroom Four

13' 7" x 9' 1" (4.14m x 2.77m)

Second Floor:

Landing

Bedroom One

15' 6" x 10' 6" (4.72m x 3.2m)

Bedroom Two

13' 7" x 8' 5" (4.14m x 2.57m)

Bedroom Three

11' 3" x 10' 0" (3.43m x 3.05m)

Second Bathroom

Third Floor:

Bedroom Five/Playroom 18' 9" x 17' 3" (5.72m x 5.26m)



Bedroom Four



Bedroom Two



First Floor Bathroom



Bedroom One

Outside: Situated on a lovely plot, the property boasts an attractive garden to the front and to the rear a paved courtyard with steps leading to a further sitting area where you will find two stone and slate stores and access to the garage.

To the front of the property, you will find parking for up two cars. The discreet terraced and lawned garden is well-stocked with planted borders and paved sitting areas. Stone walls, hedging, and conifers provide a sense of privacy and seclusion, allowing you to relax and enjoy the peaceful surroundings.

Detached Garage with sliding timber doors, power and light. Access onto Greenside.

Tenure: Freehold

Council Tax: Westmorland & Furness Council - Band F

Services: Mains gas, mains electricity, mains water and mains drainage. New Vaillant Boiler installed 13/10/23

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: ///shirts.chase.polite



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Call **01539 729711** or request online.

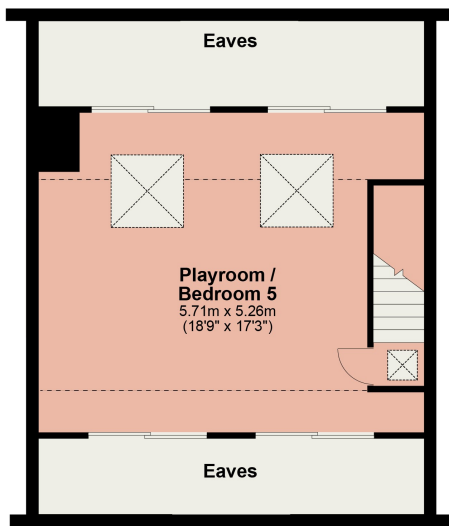


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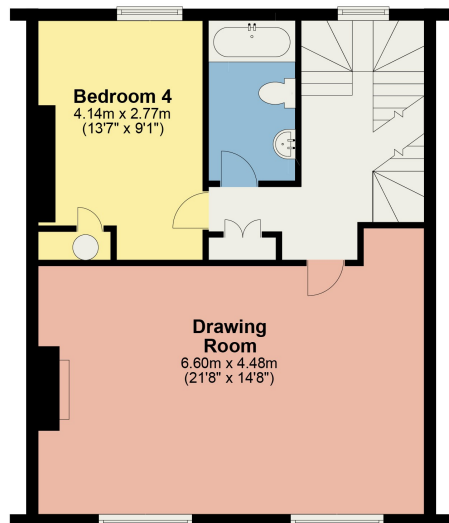


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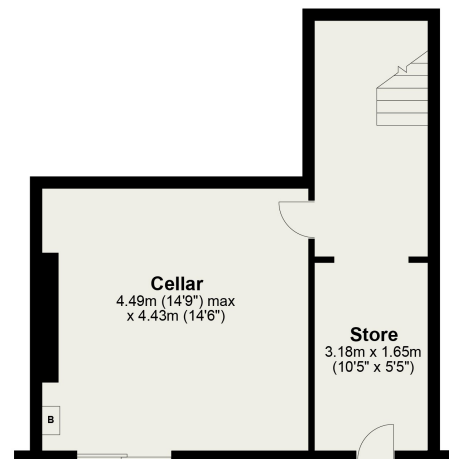
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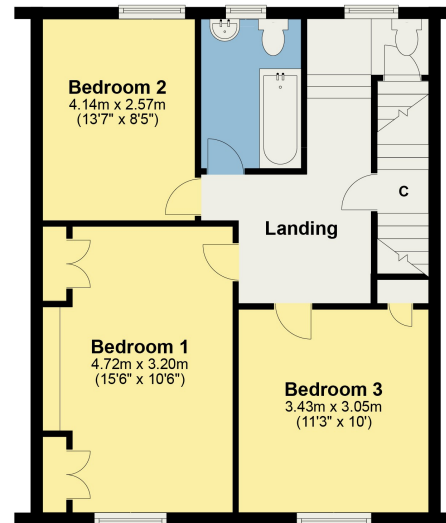
Third Floor



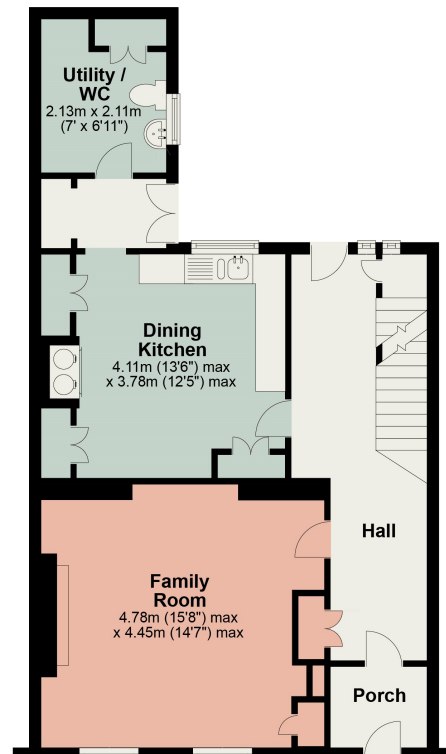
First Floor



Lower Ground Floor



Second Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6746

A thought from the owners..."Facing south, the house is sunny and light. Situated on a private drive it is quiet and also offers a great sense of community on the short terrace. Easy walking distance to both town and towards Scout Scar for walks."

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