

Kendal

£595,000

27 Gillinggate, Kendal, Cumbria, LA9 4JB

Within walking distance to Kendal town centre, presents a truly exquisite detached house that boasts five floors of luxury living. The grand entrance hall sets the tone for the high standard of finish throughout. The spacious living room offers a comfortable retreat, while the dining kitchen is a culinary delight with modern appliances. A convenient utility room adds practicality to the home.

With four bedrooms, a large home office and a games room, there is ample space for work and play. The property also features a bathroom and shower room for added convenience. Outside, there is off-road parking to the front and a former garage provide ample space storage. The low-maintenance tiered rear garden offers a tranquil outdoor oasis, perfect for relaxation and entertaining. This exceptional home combines elegance and functionality for a truly luxurious living experience.

Quick Overview

- Modern detached family home
- High standard of finish
- Spans over five floors
- Splendid living room with balcony
- Large dining kitchen & utility room
- Four double bedrooms
- House bathroom & shower room
- Easy to manage gardens
- Close to the town centre amenities
- Openreach & Fibribus available in the area



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Openreach &
Fibribus



Off Road
Parking

Property Reference: K6838



Entrance Hall



Living Room



Dining Area



Dining Kitchen

Location: Situated on the south side of the Market Town of Kendal being close to the Brewery Arts Centre and cinema, restaurants and Abbott Hall Park and children's play area. The property can be found by way of Kirkland by turning left onto Gillinggate opposite the entrance to Abbott Hall Park. Proceed up the hill and number 27 can then be found on your left hand side shortly after the turning to anchorite fields.

Property Overview: Situated in a prime location within a Conservation Area near Kendal town centre, 27 Gillinggate is a stunning detached property that has undergone recent renovations to achieve a high specification finish. This rare opportunity presents itself as a chance to own a beautifully updated home in a sought-after area.

As you step into the impressive entrance hall, the meticulous attention to detail becomes immediately apparent, there are two useful cloaks cupboard one of which houses the house water cylinder. The hall provides access to the inviting dining kitchen, a convenient shower room and a practical utility room. Ascend the stairs to the first floor or descend to the lower ground floor, inviting exploration throughout the house.

An excellent modern kitchen that has been fitted and equipped to a high standard. A range of soft close wall, base and drawer units with complementary working surfaces with inset bowl and half stainless steel sink. A range of Siemens kitchen appliances include; induction hob with concealed cooker hood and extractor over, double oven, dishwasher and integrated fridge. The kitchen comes complete with a lovely dining area which is perfect for the family which enjoys an aspect to rear.

Into the shower room, heated towel rail, down lights and extractor fan. A three piece suite comprises; a shower cubicle, vanity unit with wash hand basin and WC.

The utility room has soft close base unit with an stainless sink and drainer, plumbing for a washing machine and space for a tumble dryer. A useful storage cupboard which houses the wall-mounted Valliant boiler and a door leading into the former garage which is a great space for storage.

Ascending to the first floor, entering into the spacious living area with two windows and patio doors leading to a balcony that offers a picturesque view of the rear garden and green surroundings. The focal point of the room is an inviting open fireplace, complete with a tiled hearth and a versatile multi-fuel stove.

Starting to descend to the lower ground floors, on the first lower ground floor you will find two double bedrooms both enjoying a aspect to the rear.

Heading down a few more steps, on this level, you'll discover bedroom one with its en-suite shower room, alongside bedroom two and the main house bathroom.

Bedroom one is a good size double bedroom and has the benefit of built in wardrobe and en-suite shower room with tiled walls, heated towel rail and down lights. A two piece suite comprises; a shower cubicle and vanity unit with wash hand basin.

Bedroom two is another good size double room and has the benefit of built in wardrobes.



Living Room



Kitchen



Shower Room



Bedroom Two



Bedroom Four



House Bathroom

Opening the door to the house bathroom with automatic spot light system, tiled walls and floor and heated towel rail. A three piece suite comprises; a panel bath with separate hand held shower, large vanity unit with wash hand basin and WC.

Descending to the lowest ground floor level, entering into the spacious study/gym room adorned with a wood-burning stove and a window offering a view of the rear garden. A door leads into the games room, featuring a large picture window overlooking the rear garden, another door providing access to the outdoor space.

Accommodation with approximate dimensions:

Entry level
Entrance Hall

Dining Kitchen
16' 7" x 12' 7" (5.08m x 3.84m)

Shower Room

Utility Room
8' 5" x 8' 2" (2.59m x 2.49m)

Upper Level
Living Room with balcony
23' 7" x 12' 0" (7.21m x 3.66m)

Ground Floor
Bedroom three
13' 1" x 12' 2" (4.01m x 3.73m)

Bedroom four
12' 0" x 10' 2" (3.66m x 3.12m)

Lower level
Bedroom one with ensuite
16' 6" x 14' 2" (5.05m x 4.34m)
Bedroom two
14' 0" x 8' 0" (4.29m x 2.44m)
House bathroom

Foundation level
Study
14' 4" x 13' 3" (4.37m x 4.04m)

Games Room
11' 6" x 8' 0" (3.53m x 2.44m)

Former Garage
10' 4" x 8' 7" (3.15m x 2.62m) Power and light, up and over door.

Outside: To the front of the property there is a tarmac driveway providing convenient off-road parking.

The rear garden features tiers: the lower tier boasts an artificial lawn, while the top tier offers a flagged area with a glass-fronted balcony. From here, one can enjoy serene views overlooking the greenery and woodlands, accompanied by the tranquil sounds of birds and nature, creating a peaceful oasis.

Tenure: Freehold

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

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



Bedroom One



Bedroom Three



Rear Garden



Study/Gym Room



Rear Garden

Council Tax: Westmorland and Furness Council - Band F

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

What3Words: ///fits.rift.busy

Agents Note: Japanese Knotweed has been found on the boundary of the garden wall. The Vendors have commissioned a full report and paid in advance, for a treatment plan covering the next 4 years, a copy of which is available upon request.

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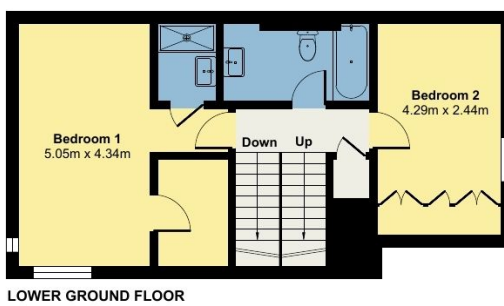
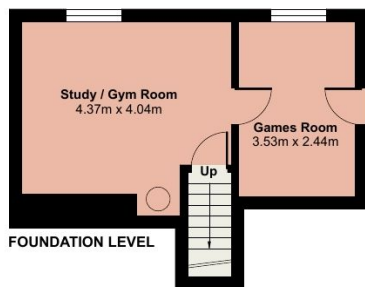
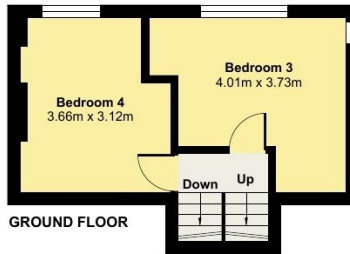
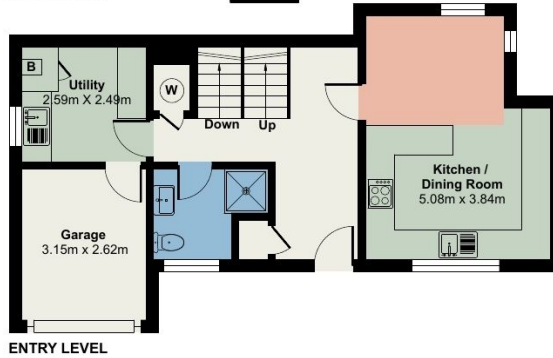
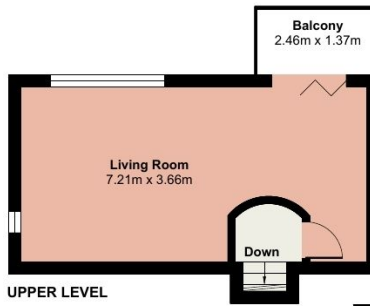
Gillinggate, Kendal, LA9

Approximate Area = 1888 sq ft / 175.4 sq m

Garage = 88 sq ft / 8.1 sq m

Total = 1976 sq ft / 183.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1125622

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