



Beech House





# Beech House

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## Beech House, 40 Greenside, Kendal, LA9 4LD

Situated in a prime location within a Conservation Area close to Kendal town centre, Beech House, 40 Greenside is a splendid semi-detached late Victorian family home boasting six bedrooms and eight bathrooms, six are en-suite.

This elegant townhouse offers extensive living space spread across four floors, seamlessly blending period charm with modern comforts. As you step inside, you'll immediately notice the exquisite details, including deep skirtings, plaster cornicing's and delicate ceiling roses.

The ground floor features a welcoming vestibule entrance, a inner hall, large front drawing room, dining room, breakfast kitchen, utility room, office and bathroom. Descend to the spacious basement, offering a versatile space with options such as a a playroom, home office, additional living space or just a place for storage.

On the upper floors you will find five double bedrooms, all with en-suite shower or bathrooms, with underfloor heating.

With beautiful distant views to The Helm and countryside, Beech House caters to various lifestyle needs, making it perfect for a growing family.

Furthermore, the property offers the option of utilising the above one-bedroom, successful holiday let, known as "The Bolt Hole" providing endless opportunities for multi-generational living, generating a rental income or even expanding the main home seamlessly.

Outside there is ample off-road parking and two adjoining garages equipped with solar panels. A delightful enclosed courtyard at the rear, along with a practical stone and slate store, enhances the property's charm.

Don't miss out on the chance to own this exquisite period home - we highly recommend that you contact us today to arrange an early viewing and start your journey towards owning this enchanting property!



### Quick Overview

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Splendid Victorian semi-detached property

Main house comprising 5 en-suite bedrooms

Additional self contained 1 bedroom flat

Large & beautifully decorated living/dining room

Superb breakfast kitchen with Rangemaster cooker & large utility room

Ground floor family bathroom and large cellar rooms

Two adjoining garages with 12 solar panels with storage battery

Three bay car parking spaces

Located within a Conservation Area close to Kendal town centre

Garden with lawn & sand stone flagged patio to the front and west facing side areas

Ultrafast broadband available

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## Location

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Situated in an elevated position on Greenside a popular residential area, being within easy walking of Kendal golf club and both primary and nursery schools. From the centre of Kendal take the left turning opposite the Town Hall onto All Hallows Lane proceed up the hill onto Beast Banks. The road continues straight onto Greenside and Beech House, number 40 can be found on your right hand side just before the turning to High Tenterfell.

The historic market town of Kendal with its quaint yards offers a thriving community with its very own castle, weekly market and major retailers and local specialist shops. There is a great choice of restaurants and coffee houses, the ever popular Brewery Arts Centre and all this with the stunning Lake District Park only three miles away. The mainline station at Oxenholme is a short drive, putting London less than 3 hours away.



# Welcome

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A splendid semi-detached family home close to the centre of Kendal is now being offered to the market after 20 plus years of much loved ownership by the current owners. With six double bedrooms, eight bathrooms, including six en-suite, this elegant townhouse spans across four floors. Seamlessly blending period charm with modern comforts, the home is now ready for a new owner to move into and enjoy their next chapter! The ground floor boasts a vestibule, drawing room, dining room, kitchen, utility, office and bathroom. The basement offers versatility. Adjoining the property is the successful, one-bedroom holiday let, "The Bolt Hole". Outside, you will find ample off-road parking, two adjoining garage's with solar panels and a charming courtyard complete with a stone and slate store and greenhouse.

Stepping into the vestibule entrance, you will begin to notice and appreciate the abundance of charm and character this home has to offer! Through into the inner hall notice the canter-levered staircase leading right up to the upper levels. A concealed flight of stairs to the rear of the hall leads down to the lower ground floor; where you will find a large basement consisting of two main rooms and two walk-in storage rooms. Currently the main rooms are used as a play area and office/ hobbies room.

A thought from the owners...

*"Greenside is an excellent location to live in and Beech House has been a wonderful place to live and work. There are several lovely walks from the door, the municipal golf course, Serpentine Woods, the River side walk and Kendal Castle. Most useful is the 5 minute walk downhill into town. For those not wanting to walk back up the hill, we are on the bus route for 46 and 44 buses coming out of town centre."*











# Delightful Living Areas

## Specifications

**Lounge**  
17' 1" x 16' 2"  
(5.21m x 4.93m)

**Dining Area**  
14' 4" x 11' 10"  
(4.39m x 3.61m)

The front living room is a charming space with views of the front garden from the bay window, recently refurbished with new wood and double glazing. Tastefully decorated with a neutral decoration, the room features a grey marble fire place and a cosy coal effect open gas fire. Period features include the ceiling rose, plaster corning, deep skirtings and fitted cupboards in both arches.

At the rear of this is the dining area with views from the large, shuttered Georgian windows to the side garden and patio area. This area has a coal effect gas burning stove.



# Charming Breakfast Kitchen



## Specifications

Breakfast Kitchen  
20' 2" x 12' 7"  
(6.15m x 3.86m)

Utility Room  
14' 11" x 9' 8"  
(4.57m x 2.95m)

The breakfast kitchen is well equipped with a range of Quaker style base units housing an integral fridge, with a mixture of Silestone and wooden worktops. Features include an inset ceramic sink with a large mixer tap with spray and a half bowl with waste disposal unit. Other features are a large extractor fan, part tiled walls and attractive wooden hardwood floor. A Rangemaster cooker takes Centre stage, while a log effect gas stove provides a warmth and ambiance on cooler days. Two floor to ceiling wall cupboards and two windows overlooking to the rear garden and utility areas complete the picture.

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. Working surfaces and inset stainless steel sink, above you will find a wall-mounted boiler. A cupboard houses the hot water cylinder, a good spot for air drying clothes. Just off the utility is a space currently utilised by the current owners as an office space with a French door leading to the front garden. Here you will find the downstairs bathroom with a three piece suite comprising of a panel bath with shower over, a pedestal wash hand basin and a W.C. A cupboard opens up with wooden shelving, perfect for linen and towels.









# First Floor

## Specifications

### Bedroom One

20' 0" x 12' 9" (6.12m x 3.91m)

### Bedroom Two

13' 3" x 12' 11" (4.06m x 3.96m)

### Bedroom Three

20' 0" x 12' 9" (6.12m x 3.91m)

### *Bedroom Six (Bolt Hole)*

12' 7" x 11' 6" (3.86m x 3.51m)



Ascending the staircase to the first floor is a spacious split-level landing with direct access to the adjoining holiday let. Here you will also find bedrooms one and two.

Bedroom one features beautiful views over Kendal, towards The Helm and countryside beyond through two sash style windows. The room includes stunning period features such as alcove arches, picture rails and a ceiling rose. The en-suite bathroom includes complementary tiled walls and attractive monochrome flooring. A four piece suite comprises of his and hers pedestal wash hand basin's, free standing roll top bath with shower mixer and tap and W.C.

Bedroom two is another good-sized double room with an aspect over the side courtyard. The room includes a built-in cupboard, ideal for clothing. An en-suite features; a shower cubicle, pedestal wash hand basin and W.C.

Bedroom Six part of the Bolt Hole accomodation a spacious double which enjoys a pleasant outlook to the rear overlooking the courtyard. The room benefits from an en-suite, including a pedestal wash hand basin and W.C. A separate door in the room opens up to a cubicle shower with a light.



# The Bolt Hole Accomodation



## Specifications

Open Plan Kitchen/Living  
Area  
21' 9" x 16' 9"  
(6.63m x 5.11m)

Bedroom Six  
12' 7" x 11' 6"  
(3.86m x 3.51m)

Along with purchasing this exquisite charming property, included is the successfully run holiday let, "The Bolt Hole". A modern one bedroom self contained flat with its own paved patio with seating area to the front. On entering via the French glazed doors, you are immediately greeted by the modern open plan kitchen and living space.

The kitchen is fitted with a range of attractive wall, base and drawer units with sleek countertops and inset composite sink. NEFF kitchen appliances include; a built-in oven, induction hob and slimline dishwasher. There is an undercounter fridge and freezer in the central island unit, it is the perfect spot to sit and enjoy a morning coffee. Concealed in a cupboard is a wall-mounted gas fired boiler.

The bright living space enjoys an aspect to the front and the main focal point is the gas fire place which can be controlled via remote control.

Through into the inner hall, you will find a useful storage cupboard, ideal for everyday appliances. There is a door leading to the main part of the house.











# Second Floor

## Specifications

### Bedroom Three

20' 0" x 12' 9" (6.12m x 3.91m)

### Bedroom Four

13' 3" x 11' 5" (4.04m x 3.48m)

### Bedroom Five

12' 11" x 12' 11" (3.94m x 3.94m)



With large Velux flooding down with natural light and a useful cupboard with shelving. On this level you will find a further three double bedrooms, all with delightful outlooks over the front, side and rear courtyard and gardens. All rooms again benefit from attractive and modern en-suite bath/shower rooms.









# Outside

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Set on an expansive, elevated plot, Beech House showcases an inviting garden at the front and a gated courtyard at the rear, featuring a gravel path leading to an additional seating area with a greenhouse and an array of shrubs. Within the courtyard stands a stone and slate outhouse with plumbing for a washing machine.

At the front, a well-kept lawn garden awaits, complemented by planted borders and gravelled sitting areas, creating a charming space ideal for hosting guests or simply indulging in a peaceful moment with a cup of coffee in the sunshine. Stone walls and flourishing wisteria plants provide a sense of seclusion and serenity, inviting you to unwind and savor the tranquil surroundings.

# Important Information

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**Services:**

Mains gas, mains electricity, mains water and mains drainage. Solar panels are located on the double garage.

**Tenure:**

Freehold

**Energy Performance Certificate:**

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

**Council Tax Band :**

Westmorland and Furness Council -  
Rateable values to be confirmed.



**Beech House, 40 Greenside, Kendal, LA9**

Approximate Area= 3744 sq ft / 347.8 sqm

Garages = 316 sq ft / 29.3 sq m

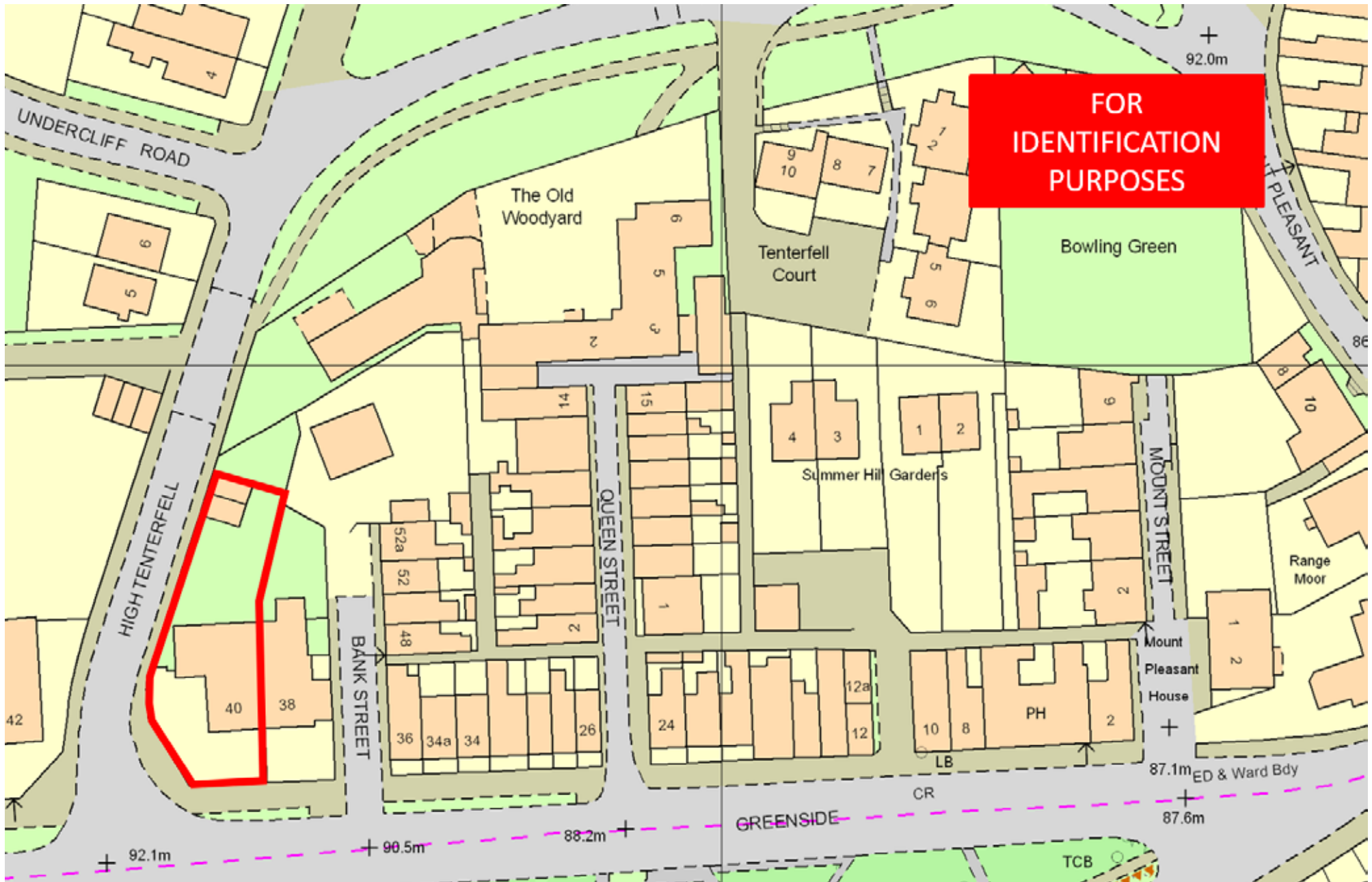
Total = 4060 sq ft / 377.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Mackney & Leigh. REF: 1129157





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**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

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