



# Kendal

£695,000

2 Firbank, Kendal, Cumbria, LA9 6EG

A rare opportunity to purchase 2 Firbank, a delightful family home situated on a extensive plot in a quiet and private cul-de-sac just off Sedbergh Road. This detached home boasts a sought-after location and offers well-proportioned accommodation throughout. The ground floor features a porch, an entrance hall, cloakroom, spacious lounge, dining room, kitchen, utility room and a study/fifth bedroom. Upstairs, you will find four good-sized double bedrooms, a house bathroom and en-suite to the main bedroom.

The exterior of the property is equally impressive, with a double garage and driveway parking at the front. The gardens wrap around the home, offering a peaceful space with well-tended lawns, decking, pond, rockeries and mature trees and shrubs, creating a picturesque outdoor space. With no upward chain, this home is ready for its next chapter and we highly recommend scheduling an early viewing to fully appreciate the charm and potential of this exceptional property.

## Quick Overview

- Large detached family home
- Bright lounge & dining room
- Kitchen with adjoining utility room
- Five double bedrooms
- Two bathroom/shower rooms
- Situated on a sizeable plot
- Beautifully landscaped front & rear gardens
- Double garage with driveway to the front
- Rare opportunity to purchase on this private development
- Double glazing throughout



5



2



1



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Ultrafast  
Broadband  
Available



Double garage with  
driveway to the front

Property Reference: K6853



Inner Hallway



Study or Bedroom Five



Dining Room



Utility Room

**Location:** Traveling south on Aynam Road, bear left at Nether Bridge and then turn left onto Parkside Road. Continue under the bridge and turn left at the T-junction, passing the Castle Green Hotel on your right. Just before the zebra crossing, turn right and then immediately left into Firbank. Number 2 is the second property on your left.

The historic market town of Kendal known as the 'Gateway to the Lake District' with its bustling streets and quaint yards offers a thriving community with its very own castle, twice weekly market and good range of shops. There is a great choice of restaurants and coffee houses and the ever popular Brewery Arts Centre and Abbot Hall Art Gallery all this with the stunning Lake District Park only three miles away.

Kendal has its own railway station for the Windermere line and with links to Oxenholme which is on the London to Glasgow West Coast main line from where you can be in London in under 3 hours.

**Property Overview:** Owned and cherished by the current owners for over 25 years and built in the 1980's, 2 Firbank presents an exciting opportunity to purchase a large family home, set on a sizeable plot. It features five double bedrooms, extensive gardens, a double garage and a driveway for that all-important off-road parking.

As you pull onto the driveway, you will begin to appreciate the size of the home and the well-tended front garden which will immediately catch your eye. Entering through the entrance porch, you step into a welcoming hall featuring a convenient cupboard with ample space for hanging coats and storing shoes. A return staircase ascends to the first floor, with additional storage space provided by a cupboard beneath. Off the hall, you will find a cloakroom with pedestal wash hand basin and W.C.

The lounge is full of natural light from a window and patio sliding doors that lead to and overlook the side patio and rear garden. The room's focal point is the newly installed gas fire, which features a painted timber surround and a tiled hearth and inset for all the family to enjoy in those cooler months.

The kitchen is fitted with a range of wall, base and drawer units with working surfaces and inset stainless steel sink with drainer. Kitchen appliances include: a built-in oven and grill, four ring gas hob and a concealed extractor fan. There is space for an undercounter fridge, freezer and dishwasher. Adjoining, the kitchen is the useful utility room with wall and base units, again with work surface and inset stainless steel sink. Plumbing for washing machine, space for a tumble dryer and there is a wall-mounted boiler. A door leads to the garden.

The dining area is open to the kitchen and is full of light from the patio doors leading on to the rear gardens decking. The perfect spot for family meals or entertaining friends.

Completing the ground floor is the study, a versatile room which can be utilised as a fifth double bedroom. It enjoys a delightful outlook over the front aspect.



Lounge



Kitchen



Bedroom Four



Bedroom Three



Bedroom Two



Four Piece Bathroom

Ascending the stairs, there is a large feature window with a splendid view overlooking Firbank's pleasant driveway and gardens. An airing cupboard houses the hot water cylinder and wooden shelving, perfect for linen and towels. There is access to the loft via a hatch.

Bedroom one is a large double room with a dual aspect overlooking the rear garden. With a range of fitted furniture that includes: wardrobes, shelves, chest of drawers and seat to sit and enjoy the view. The modern en-suite has a three piece suite comprising of: a large walk-in shower, a vanity with a wash hand basin and W.C. Window, extractor fan and chrome vertical towel rail.

Bedrooms two, three and four are all double rooms with pleasant outlooks over the front and rear gardens. Bedroom three includes a cupboard with a shelf and hanging rail, perfect to utilise for storage or perhaps a wardrobe for clothes.

Finally, the house bathroom includes a four piece suite comprising: a panel corner bath, pedestal wash hand basin, shower cubicle and W.C. Large chrome vertical towel rail, extractor fan and window.

**Accommodation with approximate dimensions:**

**Ground Floor:**

Entrance Porch

Inner Hall

Cloakroom

**Lounge**

19' 10" x 12' 9" (6.07m x 3.89m)

**Kitchen**

15' 8" x 7' 11" (4.78m x 2.43m)

**Utility Room**

11' 3" x 4' 9" (3.45m x 1.47m)

**Dining Room**

12' 5" x 11' 1" (3.81m x 3.38m)

**Bedroom Five/Study**

9' 7" x 9' 3" (2.93m x 2.83m)

**First Floor:**

**Landing**

**Bedroom One**

14' 4" x 12' 4" (4.39m x 3.78m)

**En-Suite Shower Room**

**Bedroom Two**

14' 4" x 10' 11" (4.39m x 3.33m)

**Bedroom Three**

11' 3" x 8' 5" (3.43m x 2.57m)

**Bedroom Four**

11' 3" x 9' 10" (3.45m x 3.02m)

**House Bathroom**



Bedroom One



En-Suite Shower Room

FOR  
IDENTIFICATION  
PURPOSES ONLY



Rear Aspect & Garden



Rear Garden

**Outside:** The property boasts well-tended gardens. The front garden features a maintained lawn with well-stocked beds, borders, and mature shrubs. The rear garden offers an extensive lawn, mature and well-maintained Lleyland land cypress, and a variety of colorful shrubs, plants, and mature trees. Additionally, there's a deck with a pond containing goldfish. The sides of the garden include a paved patio with a timber shed and a greenhouse.

**Detached Double Garage** 20' 2" x 15' 7" (6.15m x 4.77m) With up and over doors, light, power and water supply. To the front of the garage is a driveway offering ample off-road parking.

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

**Council Tax:** Westmorland and Furness Council - Band G

**Tenure:** Freehold.

As a private development, there is currently a voluntary £100.00 per annum charge for the upkeep of the private driveway shared between the five properties.

**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:** ///landed.honey.books

## Meet the Team

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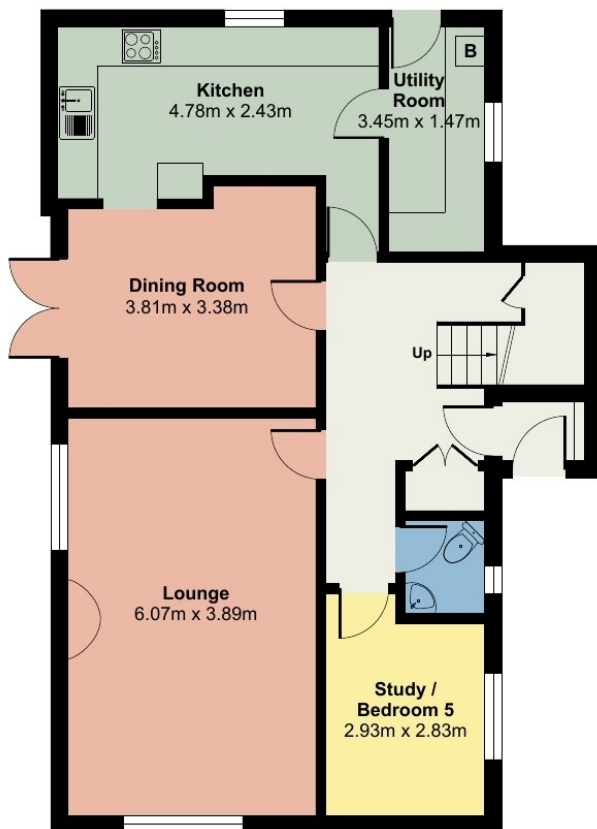
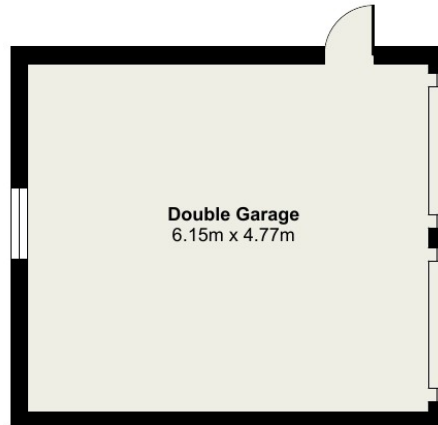
## 2 Firbank, Kendal, LA9

Approximate Area = 1751 sq ft / 162.6 sq m

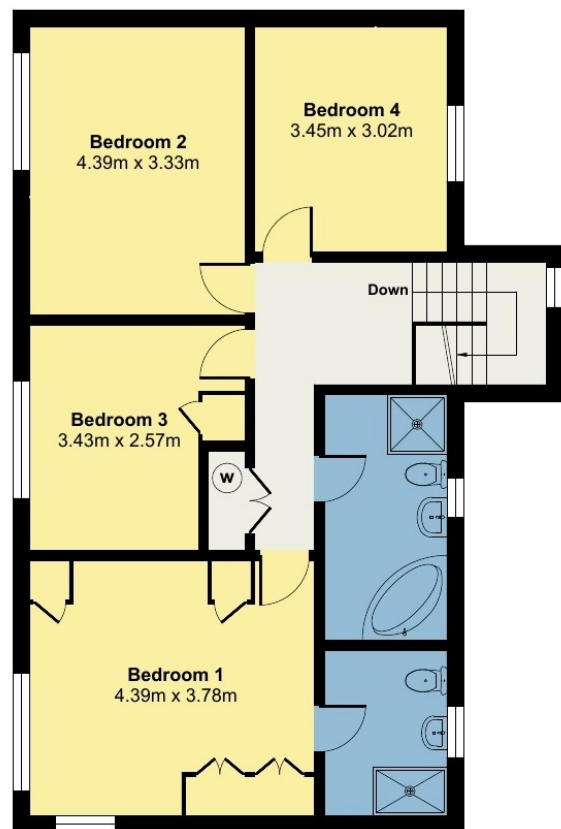
Garage = 353 sq ft / 32.7 sq m

Total = 2104 sq ft / 195.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1136227

A thought from the owners..."The dining room double patio doors, open to the decking area which is a private and quiet spot to sit and relax and enjoy the afternoon/evening sun!"

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