



Kendal

£350,000

1 The Old Woodyard, High Tenterfell, Kendal, Cumbria, LA9 4PZ

Discover this quality mews-style property on the edge of Kendal within the Conservation area, reputed to have once stabled the legendary racehorse Red Rum. Having undergone a significant transformation from its former equestrian life, this immaculately presented home features neutral and stylish décor throughout. Situated in one of Kendal's most sought-after residential areas, it offers a convenient yet peaceful location within walking distance of the town centre. If you are looking for a blend of history and modern comfort, this could be the perfect home for you.

The accommodation includes a spacious open-plan living area and dining kitchen, ideal for contemporary living and entertaining. The lower ground floor comprises three well-appointed bedrooms and a house bathroom, providing ample space for family or guests. Additional benefits include off-road parking for two vehicles and a charming small courtyard, offering a private outdoor retreat.

Quick Overview

- Stylish mews-style property
- Open plan living/ dining kitchen
- Three bedrooms
- Four piece bathroom
- Off road parking
- Private rear courtyard
- Close to local amenities
- Early viewing recommended!

No upward chain
Fibrus & Openreach broadband available



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Fibrus & Openreach broadband



Off road parking

Property Reference: K6913



Entrance Hall



Dining Kitchen



Open Plan Living



Living Room

Property Overview: Located in the heart of Kendal, 1 The Old Woodyard enjoys an enviable position that combines tranquillity with convenience. Set in one of the town's most desirable residential areas, this property is just a short stroll from Kendal's bustling town centre, offering easy access to a variety of shops, restaurants and local amenities. The area is well-served by excellent transport links, making it ideal for commuters. Surrounded by the stunning landscapes of the Lake District, this location provides the perfect balance of urban living and natural beauty.

Stepping through the front door into the entrance hall, you're immediately struck by the meticulous attention to detail, with neutral décor that complements the rustic charm of exposed beams. From here, you have convenient access to the first floor, the lower ground floor, and a quaint courtyard.

Heading up to the first floor, you enter a splendid, large open-plan living room and dining kitchen. The living area is bathed in natural light from three windows and a Velux roof light, creating a bright and inviting space. At the heart of the room is a stunning feature sandstone fireplace, complete with a cast iron coal-effect gas fire, adding warmth and character to this impressive living area.

The dining kitchen enjoys a large arched window with an aspect over the front courtyard and across to the green. Fitted with a range of wall, base units which houses the wall mounted Vaillant gas boiler and breakfast island. It features an inset stainless steel sink and a half with a drainer, complemented by sleek work surfaces and matching uplift. Integrated kitchen appliances include; an under-counter fridge, a Zanussi oven with a four-ring gas hob and extractor over, a washer-dryer and a dishwasher. This spacious kitchen is perfect for both everyday family meals and entertaining guests.

Heading to the lower ground floor, you are greeted by a spacious landing featuring a window with a deep sill overlooking the rear courtyard. This area is thoughtfully designed with low-level storage and a useful storage cupboard. From here, you have access to three well-appointed bedrooms and a bathroom.



Dining Kitchen



Living Room



Lower Landing



Bedroom Three



Bedroom Two



Bathroom

Into bedroom one which is a spacious double room featuring a large picture window that offers a charming view of the front courtyard. Bedroom two is also a generously sized double room, complete with a window and a useful built-in wardrobe for ample storage. Bedroom three is a comfortable single room, thoughtfully designed with three built-in wardrobes, making it ideal for a child's room or an efficient home office. Each bedroom is designed to maximise comfort and functionality, catering to a variety of needs.

The house bathroom is elegantly appointed with a four-piece suite, including a panel bath with a handheld attachment, a corner shower cubicle, a wash hand basin and a WC. The room features part-tiled walls and attractive flooring, complemented by underfloor heating, heated towel rail and an extractor fan.

Outside, to the front of the property offers off-road parking for two vehicles. To the rear, you'll find a private courtyard that is fully flagged, ensuring a low-maintenance outdoor space perfect for relaxing or entertaining.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

First Floor

Open plan living room & dining kitchen
27' 7" x 22' 2" (8.41m x 6.78m)

Lower ground floor

Landing

Bedroom One

14' 9" x 10' 10" (4.52m x 3.31m)

Bedroom Two

12' 7" x 8' 5" (3.86m x 2.59m)

Bedroom Three

12' 7" x 6' 7" (3.84m x 2.01m)

Bathroom

Parking: Off road parking for two cars

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



Bedroom One



Bedroom One



Patio



Patio



Front

Council Tax: Westmorland & Furness Council - Please note this property is currently used as a holiday let so not subject to council tax.

Tenure: Freehold

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

What3Words Location & Directions: [///headed.talent.sprint](https://www.what3words.com/heading/ta/len/prit)

From the town centre take the left turning into All-Hallows Lane proceed up the hill onto Beast Banks, continue past the Rifleman's pub and turn right at the crossroads onto High Tenterfell. Follow the road around to the right, taking your next right into The Old Wooyard private courtyard. Number one can be found in the right hand side corner.

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

Thought From The Owners: "We've loved having The Wooyard both as a home and holiday let. It is a brilliant house, location and access to the Lakes & Dales!"

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



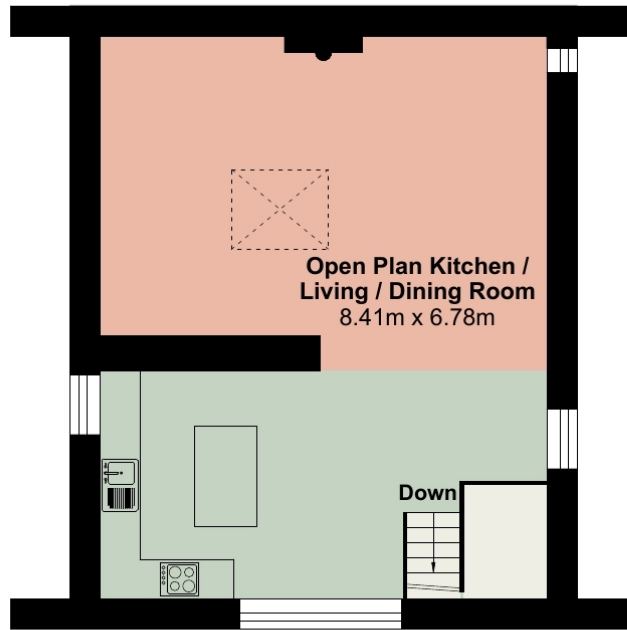
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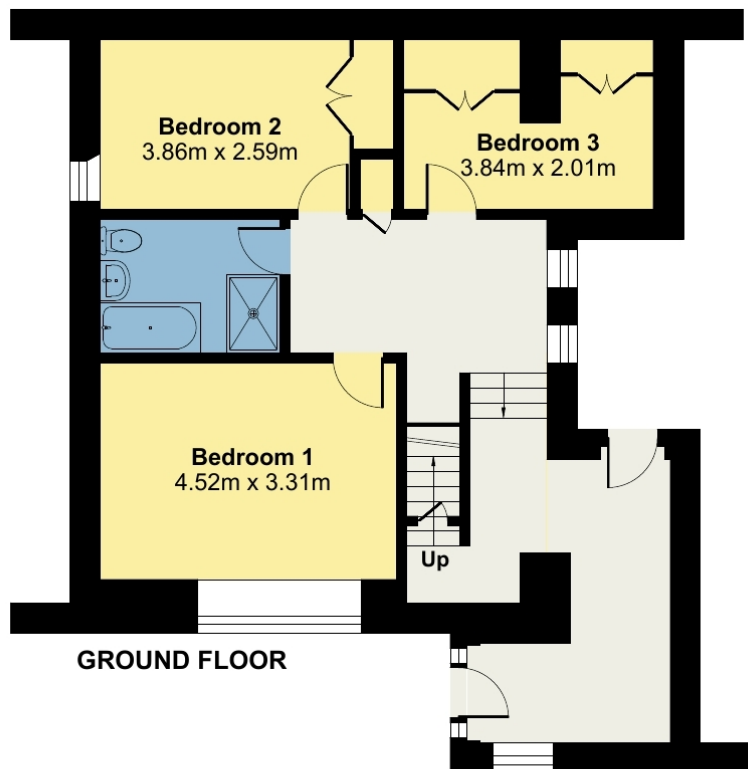
The Old Woodyard, High Tenterfell, Kendal, LA9

Approximate Area = 1396 sq ft / 129.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1174775

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