



Endmoor

£120,000

School House, Main Street, Endmoor, Kendal, LA8 0EU

Located in the peaceful village of Endmoor, the School House presents a fantastic renovation opportunity. With easy access to the M6 motorway at the Farleton interchange junction 36 and a short drive to Oxenholme mainline railway station, this property offers both convenience and charm. Endmoor, just south of Kendal, features a primary school and a village bakery.

This traditional stone and slate house and yard requires updating but offers great potential. It features manageable living spaces a lawned area to front and off road parking for two vehicles. With vacant possession, it's ready for a new owner to make it their own.

Quick Overview

- Traditional stone and slate semi-detached property
- Village location
- Great renovation opportunity
- Two reception rooms
- Three bedrooms
- Front garden and rear yard
- Off road parking
- Early viewing recommended!
- No upward chain
- Ultrafast broadband speed



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Ultrafast
broadband
available



Off road
parking

Property Reference: K7016



Living Room



Dining Room



Kitchen



Bedroom One

On the ground floor, you'll find a living room, dining room and fitted kitchen. Enter through the front porch into the entrance hall, which includes stairs to the first floor and an under-stairs cupboard. The living room has a front-facing window and a fireplace. The dining room, with a rear aspect, also has a fireplace and storage cupboard. The kitchen includes base units, a sink and drainer, built-in cupboards and shelving, with a door leading to the rear.

Upstairs, the first-floor landing provides loft access and a window. There are three bedrooms, two doubles with front and rear aspects, and a single with a rear aspect. The bathroom includes a bath with shower, WC, vanity unit with sink, airing cupboard, window and part-tiled walls.

Outside, the property offers off-road parking for two cars and a lawned area to the front.

This property is perfect for anyone eager to undertake a renovation project and design a home that truly meets their individual needs. With ample space and a flexible layout, it offers the opportunity to customise every detail to your liking. Arrange a viewing today to discover the full potential this property holds for your dream home.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Living Room

13' 6" x 10' 9" (4.12m x 3.28m)

Dining Room

12' 3" x 10' 1" (3.75m x 3.09m)

Kitchen

11' 5" x 6' 11" (3.50m x 2.12m)

First Floor

Landing

Bedroom One

13' 4" x 10' 9" (4.08m x 3.29m)

Bedroom Two

10' 11" x 8' 10" (3.34m x 2.71m)

Bedroom Three

10' 6" x 5' 7" (3.21m x 1.71m)

Bathroom

Parking: Off road parking for two vehicles

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

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

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

What 3 Words & Directions: ///spruced.gracing.composes

School House, is situated just on the middle of the Village and can be found by travelling from Kendal, south along the A65 towards the M6. and be found on your right hand side just after the carpark for The Club inn.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom OnTwo



Bedroom Three



Bathroom

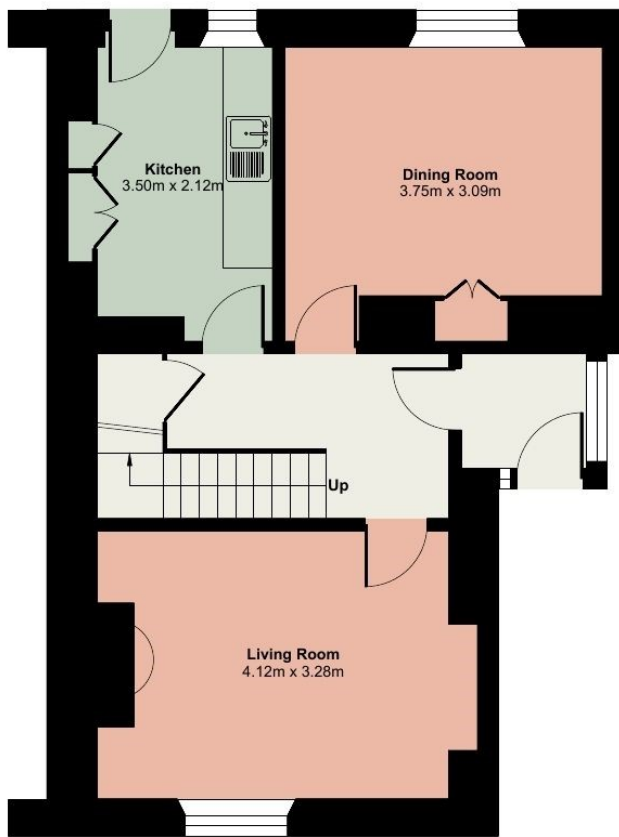


Lawned Area

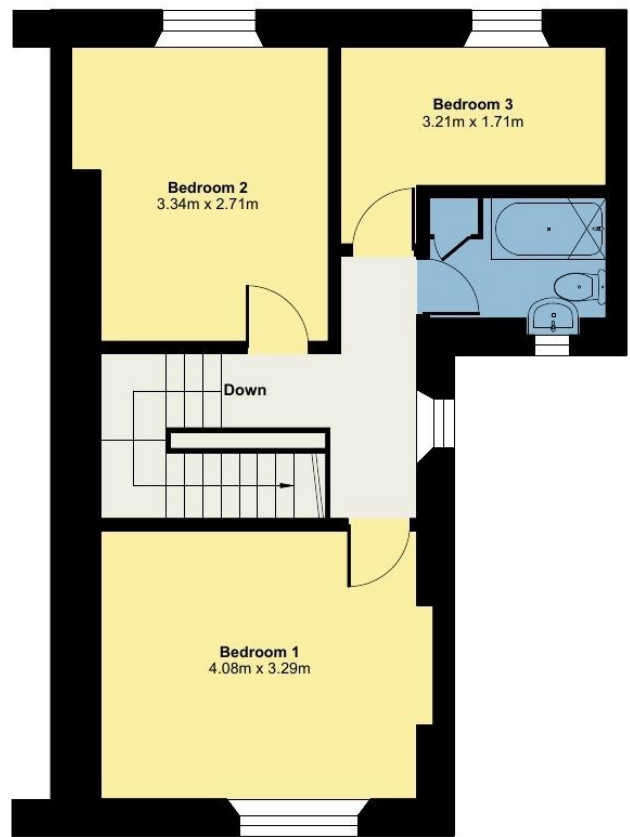
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Approximate Area = 1006 sq ft / 93.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 31/01/2025.