



**HACKNEY
& LEIGH**

Endmoor

£550,000

49 Chambers Place, Endmoor, Kendal, LA8 0BQ

49 Chambers Place is an outstanding detached family home forming part of the Fellside Manor development by Storey Homes. This modern property is presented in immaculate show home condition and has been built to a high specification, offering a superb blend of space, style and functionality. Situated on the edge of the popular South Lakeland village of Endmoor, the home enjoys a peaceful setting while remaining close to excellent amenities and transport links, including the M6 motorway at Junction 36 and Oxenholme's mainline station. Endmoor itself is a thriving community with a village bakery, primary school and is within the catchment for the well-regarded Queen Elizabeth School in Kirkby Lonsdale, with a free bus service available from the village.

Quick Overview

Detached modern family home
Well designed & finished to a high standard
Excellent dining kitchen & utility
Two reception rooms
Five bedrooms
Two ensuite shower rooms & house bathroom
No onward chain
Integral double garage
Village location
Ultrafast Broadband speed*



5



3



2



B



Ultrafast



Off road
parking

Property Reference: K7150



Entrance Hall



Sitting Room/Office



Utility Room



Dining Kitchen

As you step into the property, you are welcomed by a spacious and light-filled entrance hall that immediately reflects the quality and attention to detail found throughout the home. To the front is a versatile study or sitting room, ideal for those working from home. A well-appointed cloakroom with WC and wash hand basin is finished with modern tiling and stylish fittings. Internal access to the integral garage provides further convenience and storage options.

To the rear of the property, the generous living room offers a relaxing retreat, complete with French doors that open onto the private rear garden. The heart of the home is the stunning open-plan kitchen and dining room. Designed for modern living, this space features bi-fold doors that lead out to the garden, creating a seamless indoor-outdoor feel. The kitchen is fitted with a modern range of sleek wall and base units, enhanced by upgrades not available at the build stage. It also includes a central island with breakfast bar, inset sink and drainer, and a built-in wine fridge. Integrated AEG appliances including; a double oven, induction hob with extractor, fridge freezer and dishwasher. A separate utility room with additional storage, an inset sink, integrated washing machine and access to the rear garden completes the ground floor.

Upstairs, the spacious landing provides access to five well-proportioned bedroom and has loft access and a airing cupboard with hot water cylinder.

Bedroom One enjoys lovely open views to the front and includes an en-suite shower room with a large walk-in rainfall shower, WC and pedestal wash basin. Finished with tiled walls and floor, heated towel rail and illuminated mirror. Bedroom two is another generous double with fitted wardrobes. While bedroom three, located at the rear also benefits from its own en-suite which includes a large walk-in rainfall shower, WC and pedestal wash basin. Finished with tiled walls and floor, heated towel rail and illuminated mirror. Bedrooms four and five are also good-sized rooms with views over the rear garden, making them ideal for children, guests or as additional office space.

The family bathroom is beautifully finished with coordinating tiled walls and floor and a four-piece suite comprising; a large walk-in rainfall shower, deep double-ended bath with central tap and shower attachment, WC and wash basin. Features such as an illuminated mirror, heated towel rail and downlights add a touch of luxury.

Externally, the property boasts a block-paved driveway to the front with parking for two vehicles, alongside a neat lawned garden. The rear garden is fully enclosed and designed for easy maintenance, offering a safe and private space for families and pets. Two paved patio areas provide perfect spots for outdoor dining and relaxation, while well-stocked flower beds and a central lawn add greenery and charm.

This exceptional home offers modern family living in a desirable and accessible location, with generous living spaces, high-end finishes, and a strong sense of community. Viewing is highly recommended to fully appreciate all that 49 Chambers Place has to offer.



Living Room



Dining Kitchen



Bedroom Two



Bedroom Three



Bedroom One Ensuite Shower Room



Bedroom Four

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Sitting Room/Office

10' 7" x 9' 5" (3.25m x 2.88m)

Cloakroom

Living Room

16' 0" x 12' 11" (4.90m x 3.95m)

Dining Kitchen

16' 10" x 15' 10" (5.14m x 4.83m)

Utility Room

7' 3" x 6' 2" (2.21m x 1.88m)

First Floor

Landing

Bedroom One

13' 7" x 11' 8" (4.15m x 3.56m)

Ensuite Shower Room

Bedroom Two

13' 3" x 8' 6" (4.05m x 2.60m)

Bedroom Three

13' 4" x 9' 9" (4.07m x 2.98m)

Ensuite Shower Room

Bedroom Four

13' 3" x 9' 7" (4.04m x 2.94m)

Bedroom Five

9' 4" x 9' 3" (2.86m x 2.82m)

Main family Bathroom

Integral double garage With up and over door, power, light, plumbing for washing machine and wall mounted gas boiler.

Parking: Off road parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band F

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

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



Bedroom One



Bedroom Three Ensuite Shower Room



Rear Garden



Bathroom



Bedroom Five

What3Words & Directions: [///superbly.jacket.recorders](https://www.what3words.com/superbly.jacket.recorders)

Approaching Endmoor on the A65 from Kendal, take the first left into the estate. Continue and take the second right onto Millstone Place. Turn left onto Chambers Place, then take the first right after the green and number 49 is located on the left-hand side.

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).

Meet the Team

Keira Evans

Branch Manager & Valuer
Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Claudia Cutolo

Sales Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Holly Strickland

Sales Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager
Tel: 01539 792035
jthompson@hackney-leigh.co.uk



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

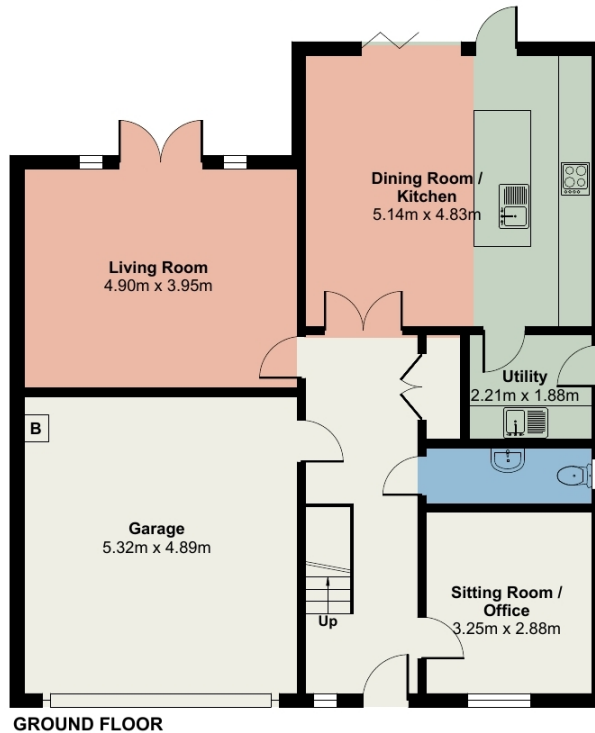
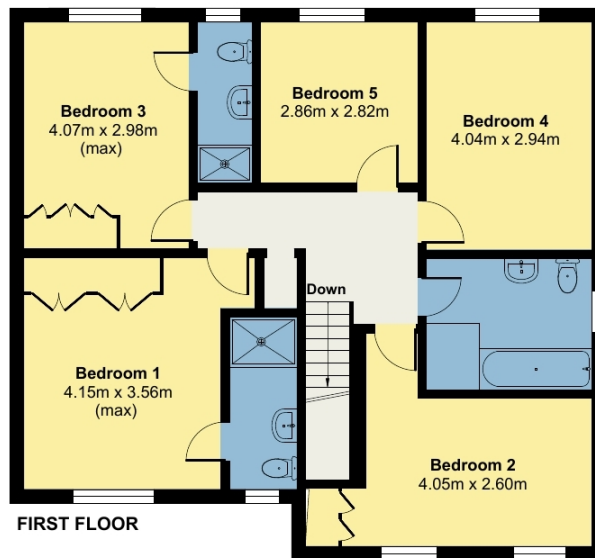
Chambers Place, Endmoor, Kendal, LA8

Approximate Area = 1824 sq ft / 169.4 sq m

Garage = 281 sq ft / 26.1 sq m

Total = 2105 sq ft / 195.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1334124

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Request a Viewing Online or Call 01539 729711