



Endmoor

11 Warwick Drive, Endmoor, Kendal, LA8 0EE

Where rolling green fields meet modern family living, this thoughtfully extended four-bedroom home offers generous space, countryside tranquillity and effortless everyday convenience. Situated within a peaceful, friendly neighbourhood on the outskirts of Endmoor, the property enjoys driveway parking, an electric vehicle charging point and beautiful rear views across open countryside. Excellent transport links provide easy access to Junction 36 of the M6 and Oxenholme Mainline Station, while highly regarded schools including Queen Elizabeth School in Kirkby Lonsdale and Kirkbie Kendal School, are all close at hand.

This property is subject to a local occupancy clause, requiring the buyer to currently work, or plan to work, in Cumbria. Flexible working arrangements, including working from home, are fully compatible with this requirement

Offers in Excess of
£375,000

Quick Overview

- Semi-Detached family home
- Four double bedrooms
- Open-plan living/dining kitchen
- Modern fitted kitchen
- Peaceful edge-of-village location
- Main bedroom with en suite
- Bright loft-conversion bedroom
- Flexible local occupancy clause
- Ultrafast broadband available
- Driveway parking with EV charging



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Ultrafast
Broadband
Available



Driveway Parking
with EV charging
point

Property Reference: K7204



Entrance Hall



Living Room



Open plan living / dining / kitchen



Open plan living / dining / kitchen

A small porch opens into a welcoming entrance hall, where the staircase rises to the first floor. To the left, the cosy living room enjoys a front-aspect bay window, allowing natural light to fill the space. A contemporary media wall with alcove shelving, TV recess and an electric log fire creates a warm focal point for relaxed evenings.

To the rear lies the true heart of the home, a spacious, open-plan living / dining kitchen designed for modern family life. To one side sits a comfortable snug area, perfect for unwinding, while the central dining space provides an inviting setting for everyday meals and entertaining. The stylish kitchen features navy wall and base units, marble-effect worktops, matt black inset sink with drainer, four-ring induction hob with concealed extractor, integrated oven and grill, dishwasher and tall units designed to surround an American-style fridge-freezer. A central island offers further storage and work surface.

Accessed from the kitchen is the compact and practical utility room, with worktop space and plumbing for both a washing machine and dryer. A door to the rear opens into the beautifully landscaped rear garden. A block-paved patio extends to a raised decking area, flowing onto a large lawn bordered by mature hedging for privacy. A spacious pergola with a stone wall adds an attractive feature, while a side gate provides direct access to the front of the property.

Ascending to the first floor, the staircase divides into two wings. To the right, Bedroom One offers a peaceful retreat, a spacious double with dual-aspect windows and an en suite shower room complete with tiled walls and flooring, shower enclosure, wash hand basin, WC and chrome towel radiator. Built-in wardrobe storage sits conveniently just off the stairs leading into the room.

The left wing accommodates Bedrooms Two and Three, the house bathroom, an understairs cupboard and a former bedroom thoughtfully repurposed as a store room with a staircase leading to the converted top floor. Bedroom Two is a generous double with panoramic rear views across the rolling fields, while Bedroom Three is another comfortable double with built-in wardrobes. The reconfigured store room also lends itself well to use as a quiet study if desired. The bathroom is fitted with a tiled bath, a WC and a pedestal wash-hand basin. It also includes a separate shower cubicle with an electric overhead shower, a heated towel radiator and a built-in storage cupboard housing the Vaillant boiler. The room features alcove shelving, tiled flooring and underfloor heating.

At the top of the house, Bedroom Four forms a bright and airy loft-conversion double, enhanced by dual-aspect Velux windows and elevated views-an ideal space for guests, older children or a creative retreat.

Bringing together open rural views, modern family comfort and excellent transport links, 11 Warwick Drive is perfectly suited to those looking for space and tranquillity on the outskirts of Kendal.

Accommodation with approximate dimensions



Open plan living / dining / kitchen



Open living/ dining / kitchen



Bedroom One



Bedroom Two



Bedroom Three



House Bathroom

Entrance Porch

Entrance Hall 11' 4" x 8' 3" (3.47m x 2.53m)

Living Room 14' 1" x 11' 4" (4.31m x 3.46m)

Open plan living / dining / kitchen 36' 2" x 23' 9" (11.03m x 7.25m)

Utility 4' 1" x 5' 8" (1.25m x 1.74m)

First Floor

Bedroom One 13' 7" x 10' 7" (4.15m x 3.24m)

En Suite shower room

Bedroom Two 11' 4" x 11' 5" (3.46m x 3.50m)

Bedroom Three 11' 4" x 9' 4" (3.46m x 2.85m)

House Bathroom

Second Floor

Bedroom Four 12' 1" x 15' 0" (3.70m x 4.58m)

Property Information

Parking Driveway parking with EV charging point

Services Mains gas, mains water, mains electricity and septic tank

Tenure Freehold

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

Viewings Strictly by appointment with Hackney and Leigh

What3Words & Directions

///outnumber.skippers.wool

From Kendal follow the signs for the A65, continue in a southerly direction, passing Oxenholme and Barrows Green. Just before the junction for Gatebeck, turn right, signposted Summerlands, a quarter of a mile. Take the left turning into Eskrigg Lane (a single tack road with passing places) and follow it down and take the first right after the garages and the property can be found on the left hand side on the corner.



Stairway to Bedroom Four



Bedroom Four



Rear Garden



Rear Garden



Rear External

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).

Agents Note: This property is subject to local occupancy restrictions. Prospective purchasers are advised to make their own enquiries regarding eligibility. For further information, please contact Westmorland & Furness Council.

Meet the Team

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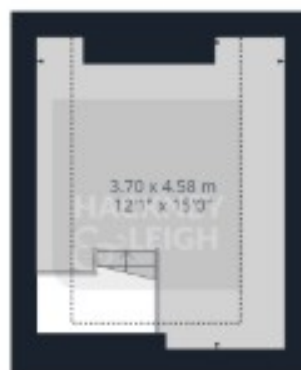
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

132.8 m²

1430 ft²

Reduced headroom

5.7 m²

61 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GI/RAFFE360

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