



1 Strawberry Fields, Kendal – LA9 7TA

Kendal

£670,000

# 1 Strawberry Fields

Kendal, Kendal

Nestled in the sought-after residential area of Strawberry Fields, this executive detached house presents a rare opportunity for comfortable living and endless possibilities. This substantial property boasts a total of five double bedrooms, offering ample space for a large family or guests.

Upon entering the property, one is greeted by an impressive open hall that leads to the open plan kitchen/living room/dining room, providing a versatile and inviting space for entertaining or relaxation. The modern kitchen is equipped with high-end appliances, making meal preparation a delight. The separate living room has dual aspect windows that flood the room with natural light, creating a warm and welcoming ambience. There is a handy home office that you can close the door on at the end of a day's work.

In addition to the main residence, a separate self-contained annex includes its own lounge with patio doors accessing a fenced self-contained garden, king-size bedroom, shower room, and kitchen. Ideal for guests, extended family, or potential rental income subject to planning consents.

The property benefits from a utility room, two bathrooms, two en-suites, and a separate WC. Each of the bedrooms is generously proportioned, providing a private sanctuary for rest and relaxation after a long day.



One of the highlights of this property is the breathtaking views that can be enjoyed from various vantage points. The picturesque surroundings offer a serene backdrop for every-day living and create a tranquil atmosphere throughout the home.

Outside, the property boasts expansive gardens and parking available for multiple vehicles, catering to the needs of families with multiple cars or those who enjoy entertaining.

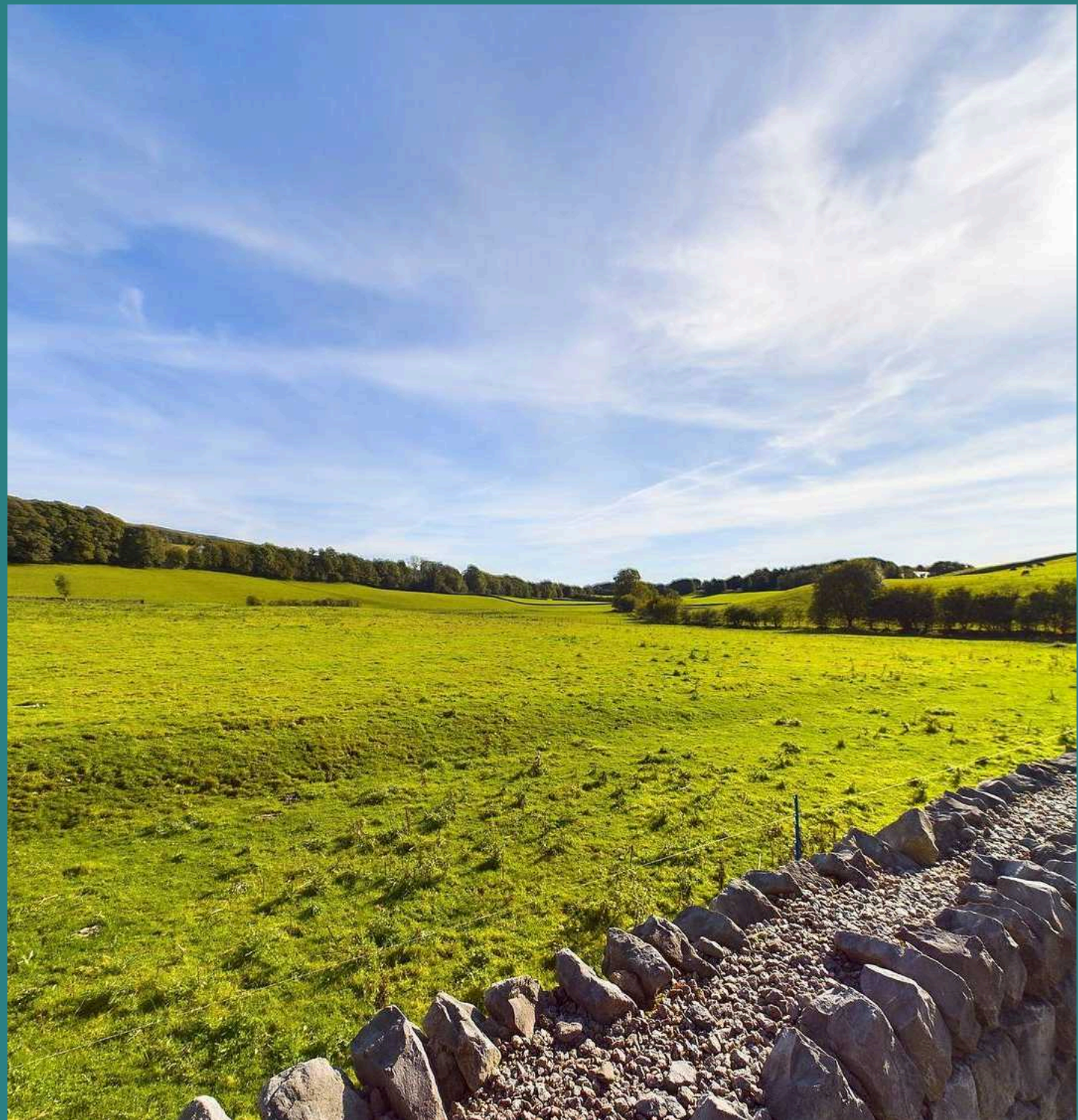
Thoughtfully designed, this property represents a rare opportunity to acquire a truly exceptional home in a desirable location. With a bus stop nearby and the main line railway station at Oxenholme is only a short walk away the property is also convenient for junctions 36 and 37 of the M6 and perfect for access to the Lake District National Park.

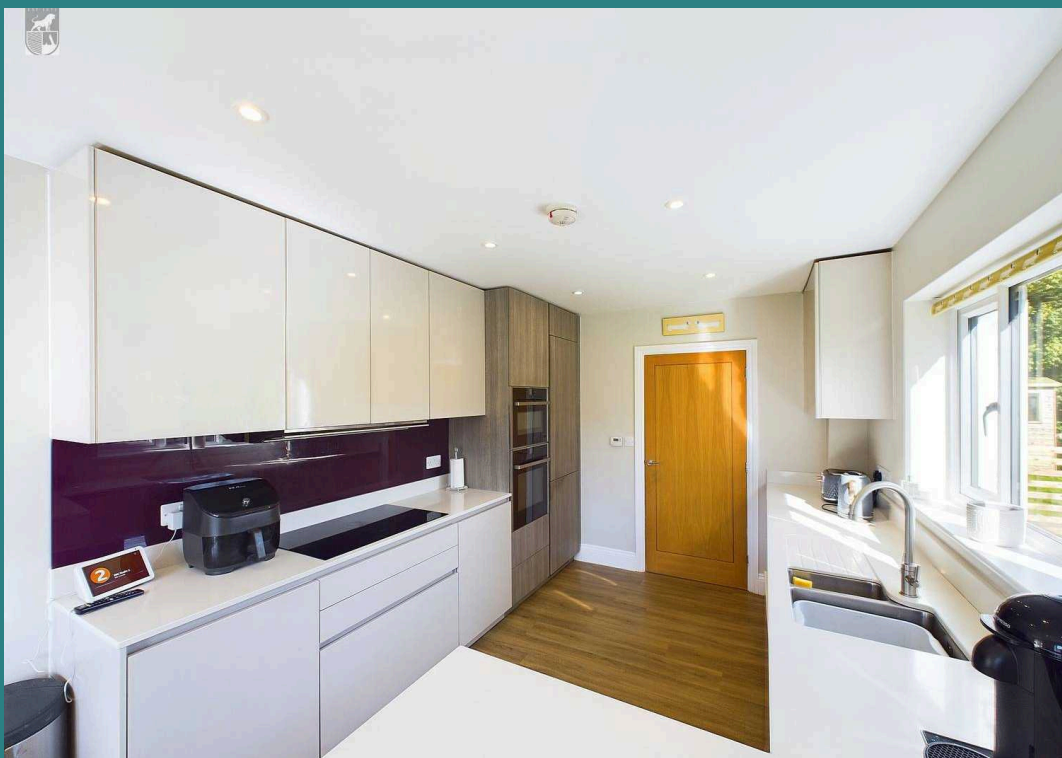
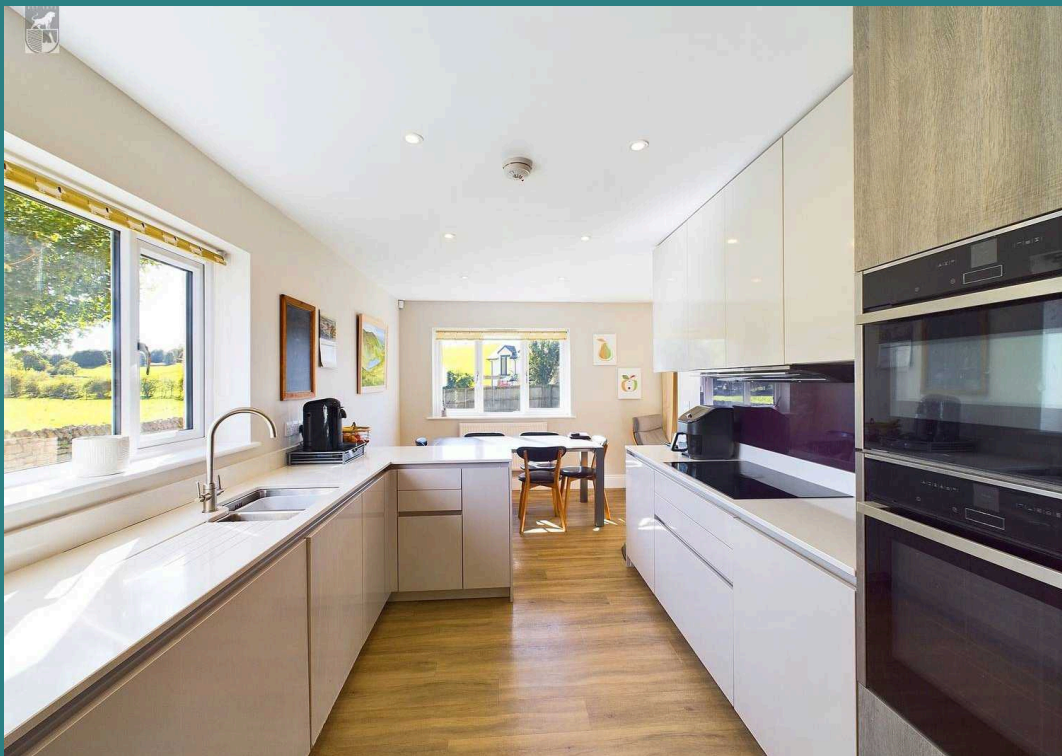
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## ENTRANCE

From the front of the property the entrance door opens to the entrance hall.

## ENTRANCE HALL

9' 10" x 8' 11" (3.00m x 2.72m)

A spacious hallway with doors leading to the open plan kitchen/dining/family room, living room, office, cloakroom, utility room, understairs cupboard, and a door leading to the rear garden.

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

18' 9" x 9' 3" (5.72m x 2.82m)

The kitchen area has high-quality LEICHT units with built-in appliances, including a NEFF induction hob with extractor over, a NEFF built-in fridge freezer, two built-in NEFF ovens, one of which is also a microwave, and finally there is a built-in dishwasher.

## DINING AREA/LIVING ROOM

9' 6" x 12' 4" (2.90m x 3.76m)

The kitchen flows nicely into the dining and lounge area, with patio doors leading out to the rear garden.

## LIVING ROOM

17' 1" x 13' 3" (5.21m x 4.04m)

A spacious room with dual aspect windows to the front and rear.

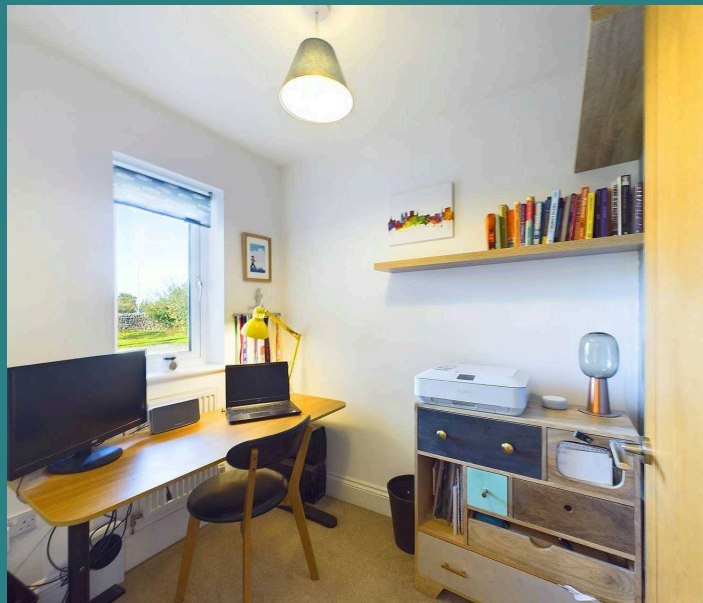
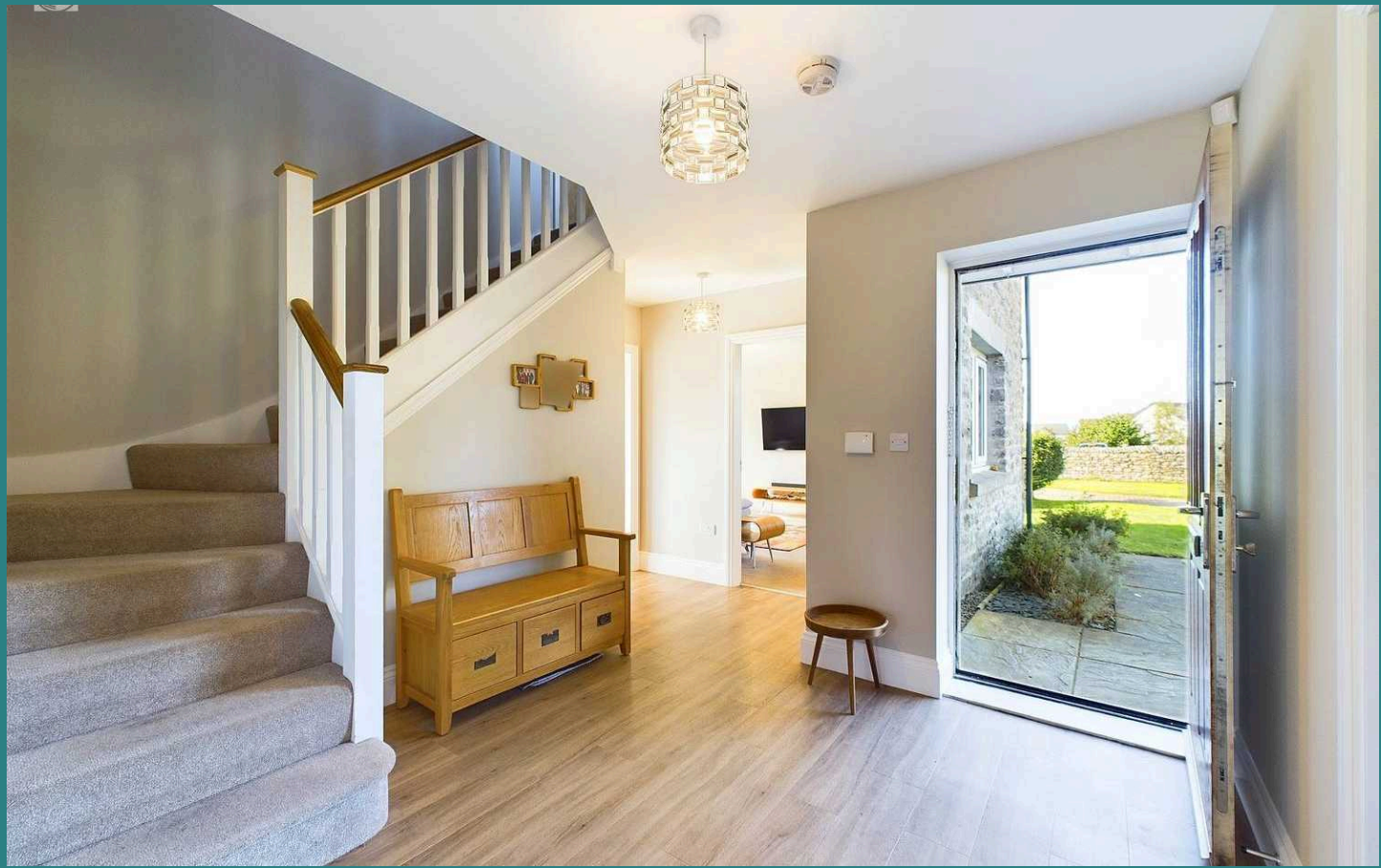
## OFFICE

5' 10" x 7' 1" (1.78m x 2.16m)

A versatile room with a window to the front aspect.

## CLOAKROOM

Downstairs WC with wash hand basin.





### UTILITY ROOM

5' 10" x 6' 8" (1.78m x 2.03m)

With a stainless steel sink, extractor fan, space and plumbing for a washing machine, space for a tumble dryer, cupboard housing the Worcester boiler, and door leading to the annexe accommodation.

### ANNEXE

9' 0" x 17' 9" (2.74m x 5.41m)

This self-contained living accommodation has an open-plan lounge/kitchen/dining room with patio doors to a private seating area, a shower, and the fifth bedroom.

### FIRST FLOOR LANDING

8' 6" x 16' 7" (2.59m x 5.05m)

A spacious landing with doors leading to the bedrooms, bathroom, and large airing cupboard.

### BEDROOM ONE WITH EN-SUITE

17' 0" x 12' 9" (5.18m x 3.89m)

A large room with dual aspect windows, en-suite with shower, wash hand basin, WC, towel rail, extractor fan, and shaver point.

### BEDROOM TWO WITH EN-SUITE

10' 3" x 9' 2" (3.12m x 2.79m)

With a window to the rear aspect, loft access hatch and en-suite with shower, wash hand basin, WC, towel rail, extractor fan, and shaving point.

### BEDROOM THREE

9' 6" x 12' 4" (2.90m x 3.76m)

With a window to the side aspect.

### BEDROOM FOUR

9' 10" x 9' 9" (3.00m x 2.97m)

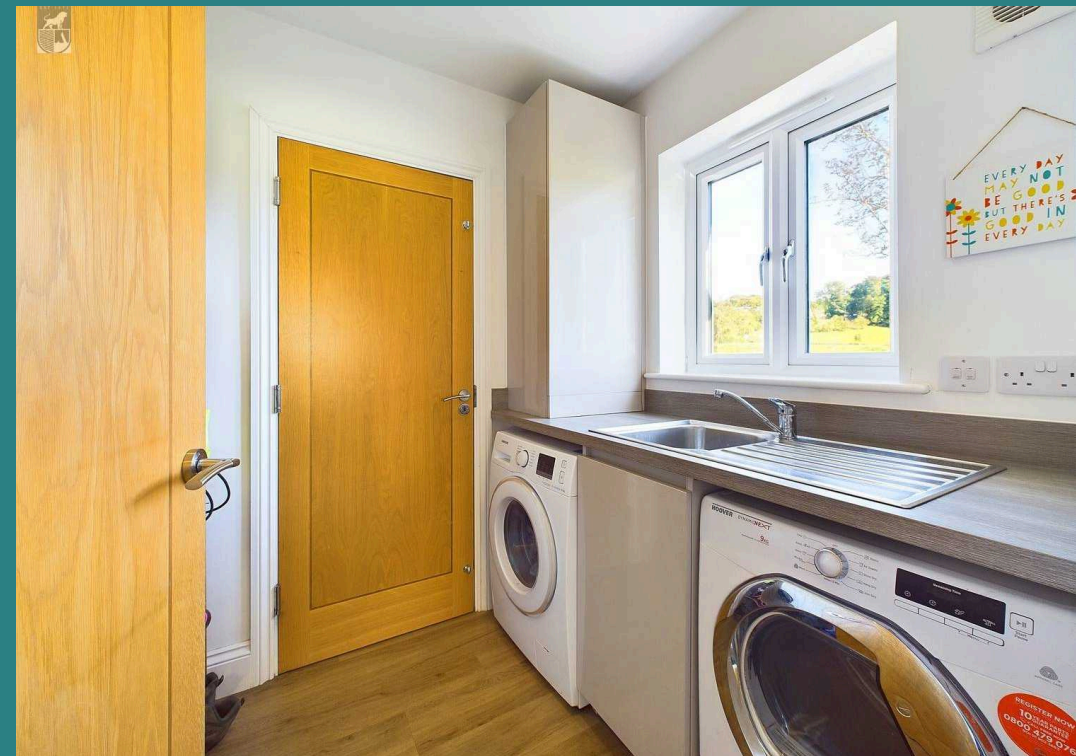
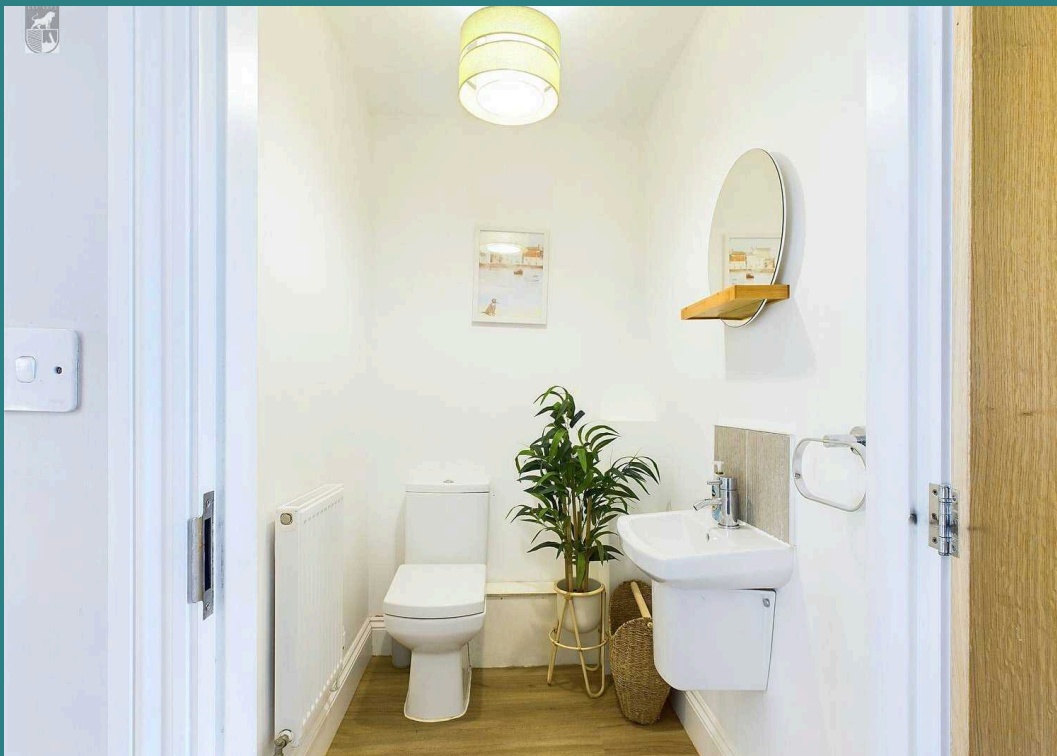
With a window to the front aspect.

### FAMILY BATHROOM

8' 6" x 8' 4" (2.59m x 2.54m)

The suite comprises a bath and separate shower cubicle, wash hand basin and a WC. There is a ladder towel rail, shaver points and extractor fan.







### Garden

Large garden to the rear with incredible views, patio area with a separate patio for the annexe.

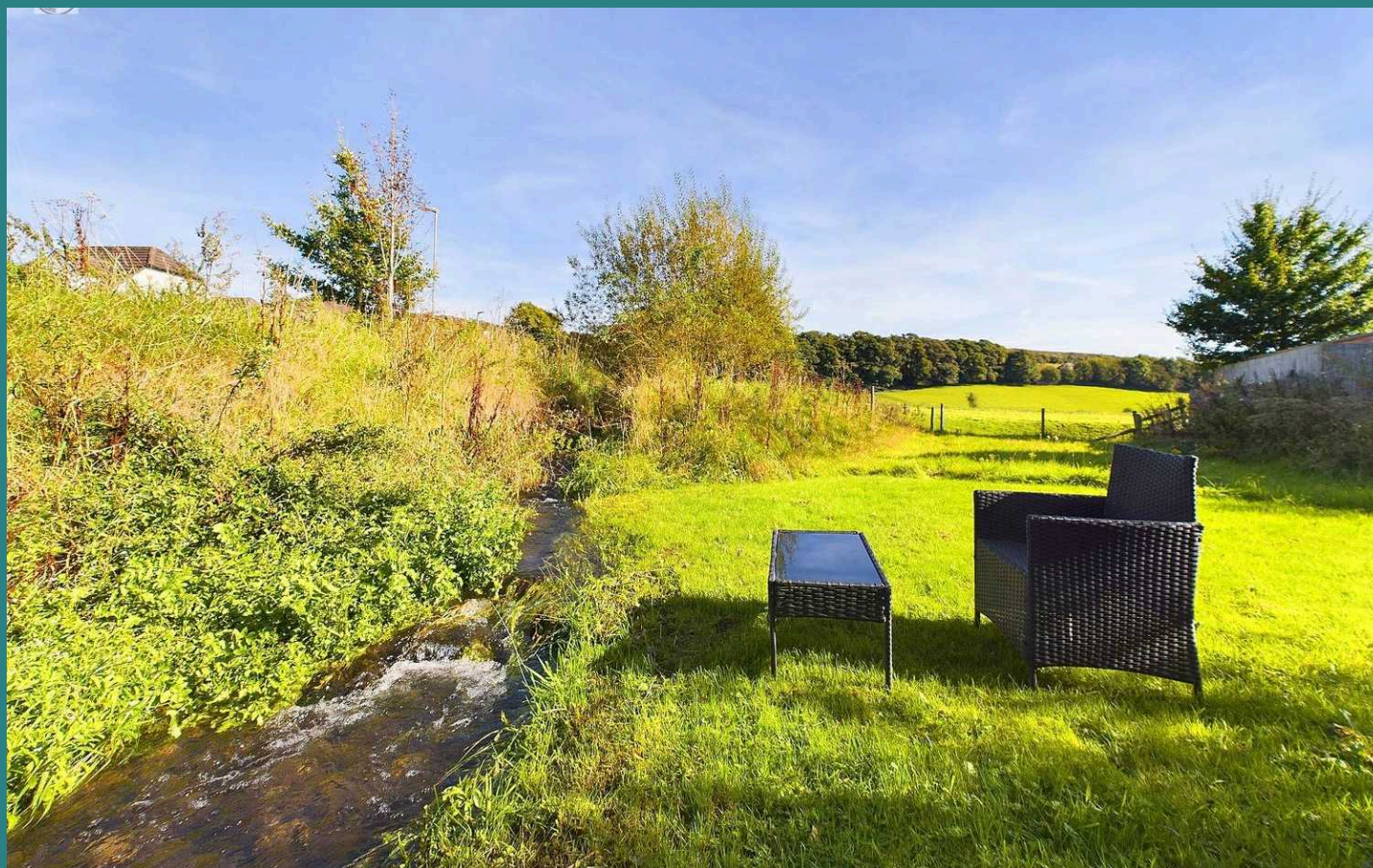
### Driveway

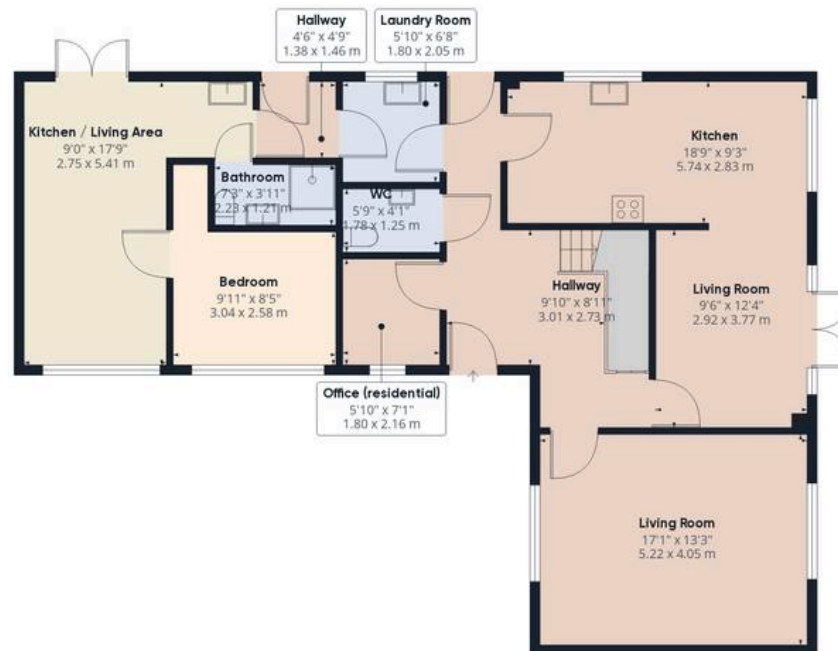
5 Parking Spaces

There is a large driveway providing off road parking for several vehicles.

### EV charging

1 Parking Space





Ground Floor

Approximate total area<sup>(1)</sup>

1868.83 ft<sup>2</sup>

173.62 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C



## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.