



ARNOLD
GREENWOOD

2 Harwood Dale, 65 Sedbergh Road – LA9 6EP

Kendal

Guide Price £525,000

2 Harwood Dale

65 Sedbergh Road, Kendal

Set within a highly sought after location, this stunning Victorian family home exudes charm and character. Boasting an abundance of period features, this property offers a unique blend of historic allure and modern convenience, making it the perfect abode for discerning homeowners seeking a touch of elegance.

The property features two bedrooms, dressing room and for additional space, a large loft conversion has been tastefully transformed into a third bedroom with en-suite facilities, providing a private oasis for guests or family members.

The beautiful garden that exudes character and tranquillity and offers ample space for outdoor entertaining, relaxing in the sun, or indulging in a spot of gardening. Whether enjoying a morning coffee on the patio or hosting a summertime barbeque.

This property is not just a house; it is a home where memories are made and cherished for years to come. With its seamless blend of period features and modern comforts, this beautiful Victorian family home is a rare find. Don't miss the opportunity to own a piece of history in a prime location that offers the perfect balance of elegance and convenience. Contact us today to arrange a viewing and experience the timeless charm of this remarkable property for yourself.

- Beautiful Victorian family home
- An abundance of period features
- Generous living space





Entrance

4' 1" x 8' 3" (1.24m x 2.51m)

In the entrance hall of the property, there are two built-in larders and doors which open to a downstairs W.C. and the kitchen.

Downstairs W.C.

4' 2" x 5' 1" (1.26m x 1.54m)

This room comprises a W.C., a ladder radiator, a wash hand basin, and built-in storage with a large mirror over.

Kitchen

9' 3" x 13' 7" (2.82m x 4.13m)

This kitchen has a range of fitted storage units with complementary marble worktops. It comprises a gas Aga, a built-in washing machine and dishwasher, space/plumbing for a fridge/freezer, a stainless steel sink, a built-in bench & space for a table, and a window to the front aspect of the property. There is also a little hatch which opens to the next room.

Hallway

6' 4" x 6' 0" (1.93m x 1.82m)

Stairs up to the first-floor landing, understairs storage and a door to the living room.

Living Room

14' 1" x 22' 6" (4.29m x 6.85m)

The living room has two arched alcove spaces, one with a large bay window and one that has a gas living flame fire with a decorative surround. Original folding doors lead through to the dining room.

Dining Room

This room comprises a log burner, two Velux windows, wooden beams across the ceiling, and patio doors to the garden. This room gains a lot of light.





First Floor Landing

4' 8" x 11' 1" (1.43m x 3.39m)

Doors open to two bedrooms, the en suite and a dressing room. There are stairs up to the loft room.

Bedroom One

14' 5" x 10' 6" (4.39m x 3.19m)

This double room has double-aspect windows, a built-in dressing table with a mirror, and an en suite.

Bedroom Two

11' 7" x 8' 4" (3.53m x 2.53m)

This double room has a built-in wardrobe and a window with views across Kendal.

Bathroom/En-suite

13' 11" x 7' 9" (4.25m x 2.36m)

This suite has a Jack & Jill door and comprises a freestanding bathtub, a separate shower with a glass surround, a vanity wash hand basin, a W.C., a ladder radiator and a window to the garden. There is also an airing cupboard which houses the Ideal boiler.

Dressing Room

8' 4" x 4' 9" (2.55m x 1.44m)

This room has plenty of space for storage and could be a potential single bedroom or bathroom.

Loft Room

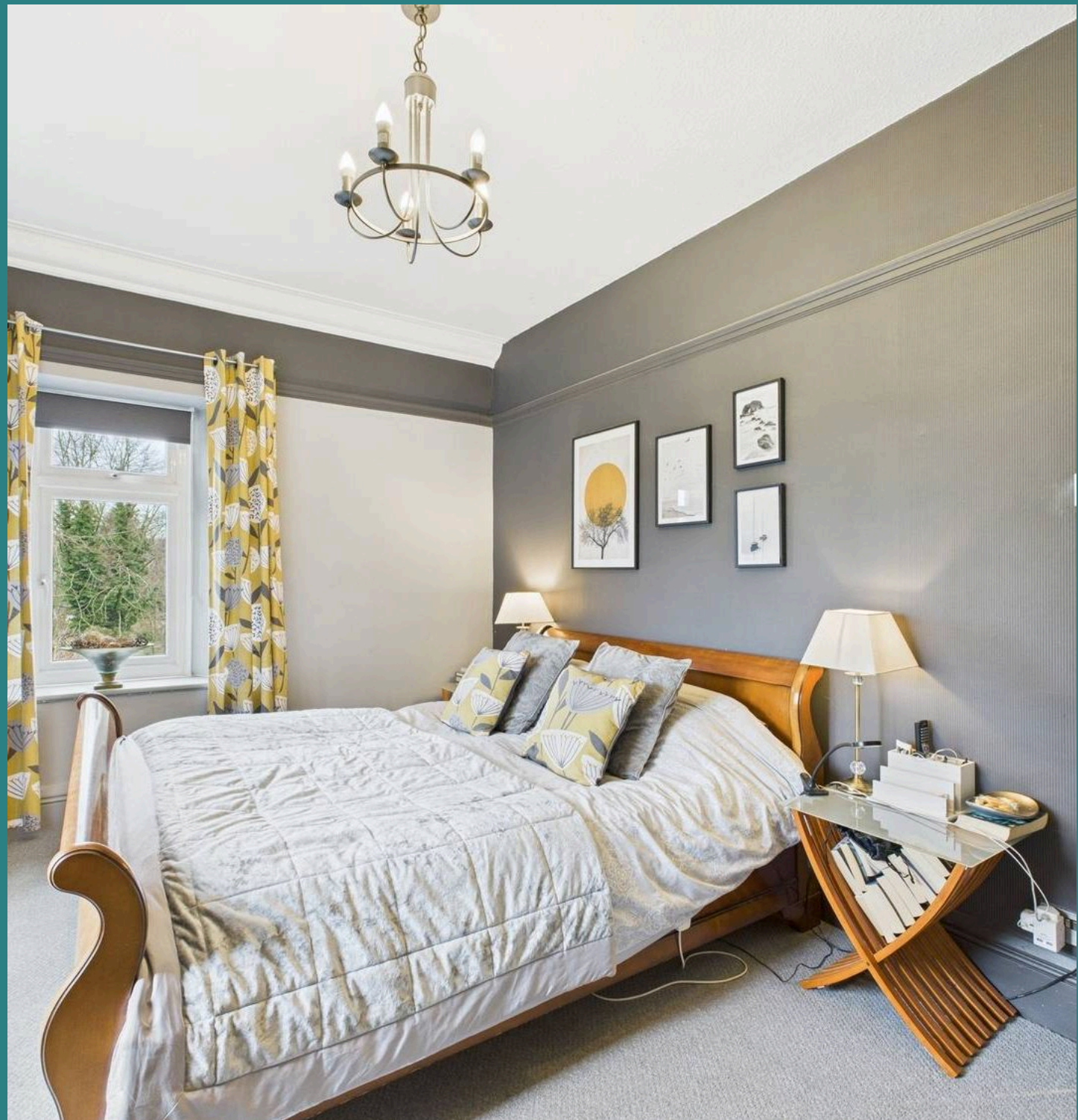
24' 3" x 12' 8" (7.39m x 3.86m)

This double room has three Velux windows, storage in the eaves, and an en suite. There is a water boiler located in the cupboard.

En-suite

4' 11" x 10' 0" (1.51m x 3.04m)

This suite comprises a W.C., a shower with a glass door, a ladder radiator, a wash hand basin, and a window that looks across Kendal.





GARDEN

This south-facing garden gains plenty of sun; it has two patios with seating areas, a fish pond, a veg patch, two sheds, a log & bin store, and a path down to an Icelandic boulder which is protected by the council. By this, there is an apple, pear & plum tree and a gate which leads out to the road.

Garage

Single Garage

This garage has an up & over door, space for a car, power & electric, storage space, and a window to the side aspect.

On street

Council Tax band: E

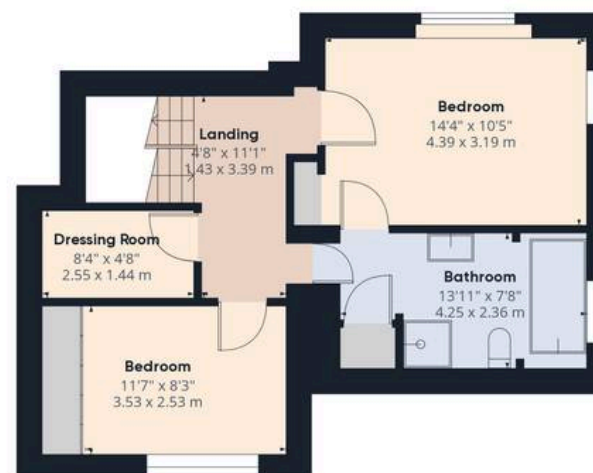
Tenure: Freehold

EPC to follow





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1868.73 ft²

173.61 m²

Reduced headroom

132.45 ft²

12.3 m²

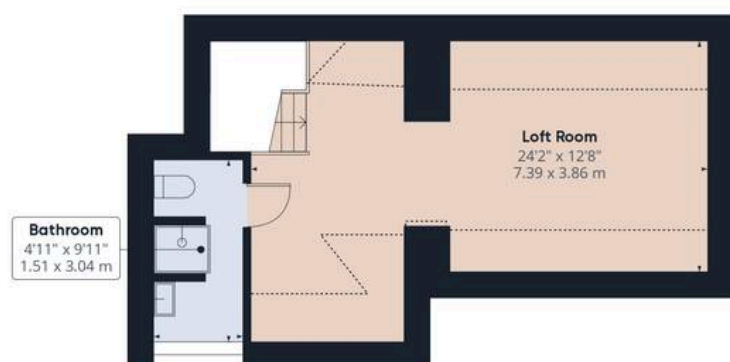
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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



Floor 2 Building 1



Ground Floor Building 2



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