

62 Greenside, Kendal – LA9 5DT

Kendal

£575,000

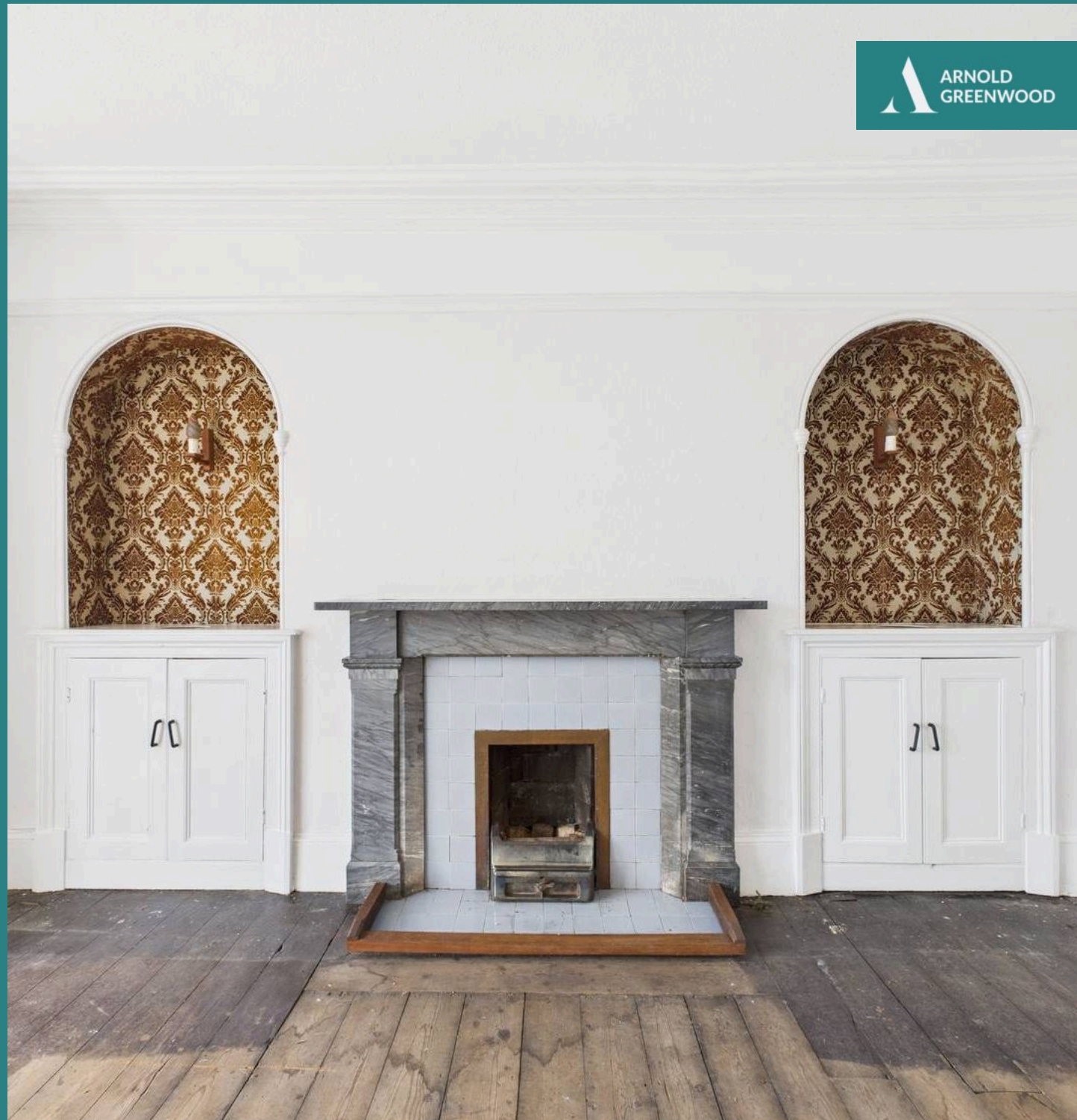
62 Greenside

Kendal, Cumbria

Set high above Kendal town, within one of the most sought after addresses Kendal offers Greenside, this 5-bedroom home presents an exceptional opportunity for those seeking an elegant Victorian townhouse ready for a full renovation project. Encapsulating a blend of potential and character, this property spans four floors, offering ample space for customisation and value addition.

The ground floor provides a versatile area that, with the right permits, could transform into coveted Airbnb accommodation or a cosy holiday let. The inner hall grand in size and features, opens into a spacious living room with a beautiful original marble fireplace, alcove storage, a focal bay window offering far reaching views. Making your way through towards the back of the property you will find an additional reception room with original Victorian fireplace and surround, and a traditional style fitted kitchen with vast potential for extension. The property reveals five well-appointed bedrooms spread across the second and third floors with a sizable family bathroom suite, ensuring flexible living arrangements to suit any lifestyle.

Enjoy breathtaking panoramic views of Kendal's skyline from the comfort of the living space, first second and third floors, offering a picturesque vantage point over the entire town.

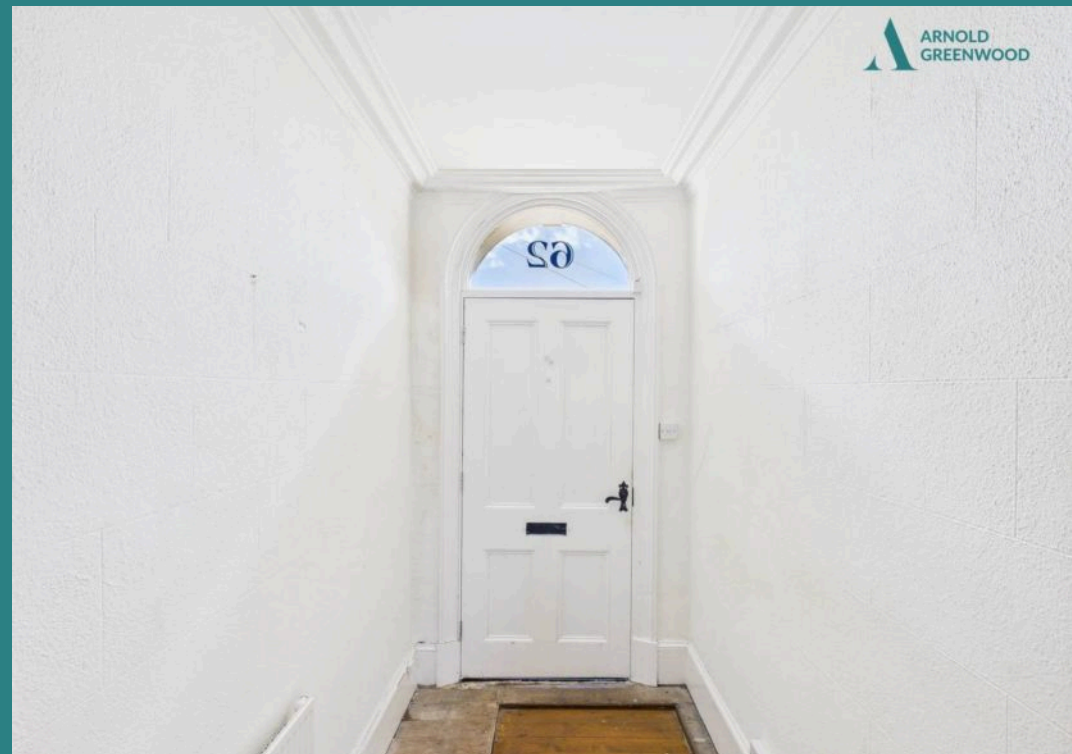
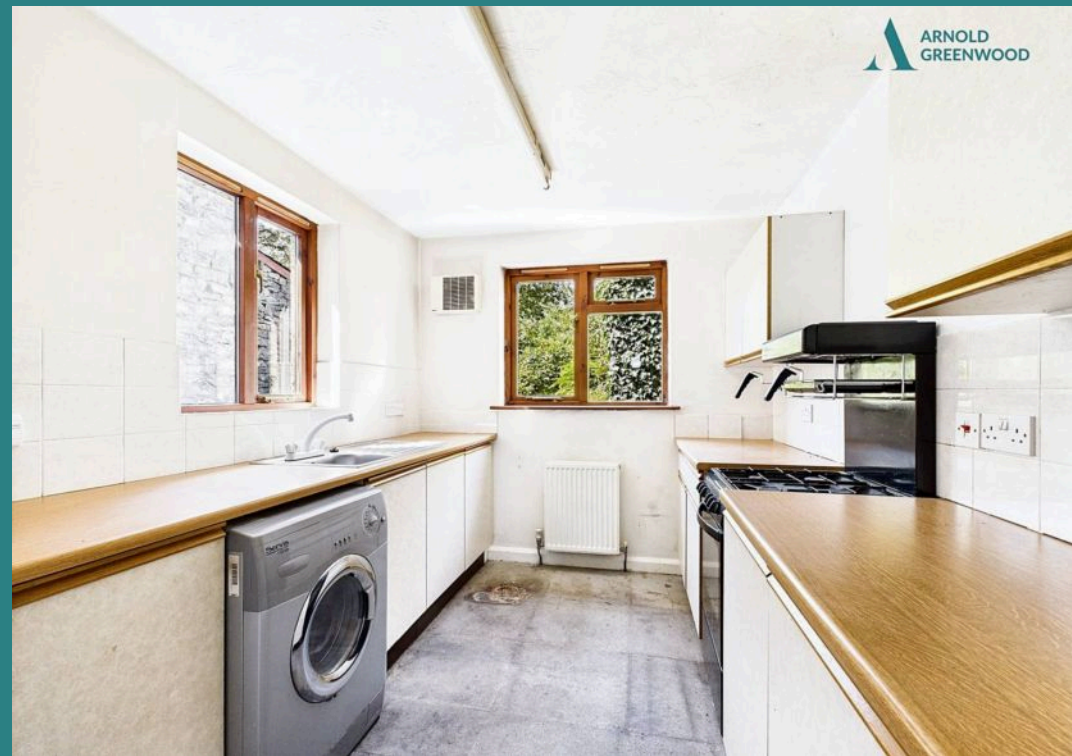


Throughout the property, original Victorian features abound, from the inner staircase and alcoves to the fireplaces, corbels, and cornicing, preserving the historic allure of this distinguished townhouse.

Within 5 minutes walking distance to enjoy the busy hustle and bustle of Kendal's town Centre. Offering a range of shops, schools, medical facilities within minutes walking from this well connected family home.

Close proximity to mainline train stations, the M6 Motorway and within 15 miles of the Lake District National Park.







Hallway

6' 3" x 29' 4" (1.91m x 8.95m)

Reception Room One

13' 6" x 13' 11" (4.11m x 4.23m)

Reception Room Two

12' 8" x 14' 0" (3.85m x 4.27m)

Kitchen

8' 0" x 11' 8" (2.43m x 3.56m)

Main Basement Room

13' 5" x 13' 10" (4.10m x 4.22m)

Basement Kitchen

4' 8" x 9' 7" (1.41m x 2.91m)

Basement Room Two

3' 10" x 12' 11" (1.16m x 3.93m)

Basement Room Three

5' 9" x 8' 11" (1.76m x 2.72m)

Second Floor Landing

6' 4" x 11' 7" (1.92m x 3.53m)

Bedroom One

10' 9" x 18' 4" (3.28m x 5.60m)

Bedroom Two

12' 7" x 13' 3" (3.83m x 4.04m)

Bathroom

8' 0" x 9' 5" (2.45m x 2.87m)

Third Floor Landing

8' 6" x 0' 1" (2.60m x 0.02m)

Bedroom Three

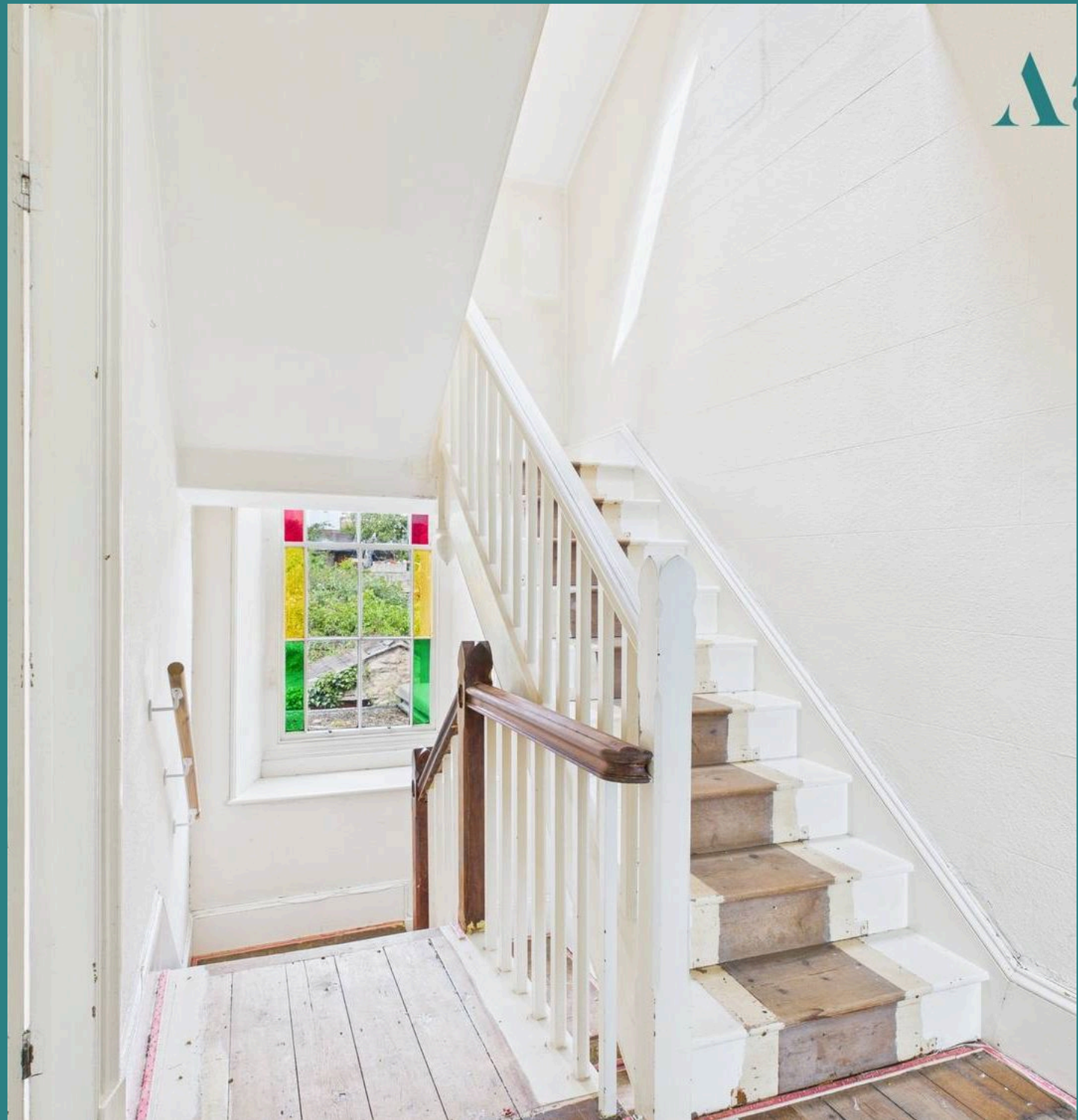
10' 6" x 9' 9" (3.19m x 2.96m)

Bedroom Four

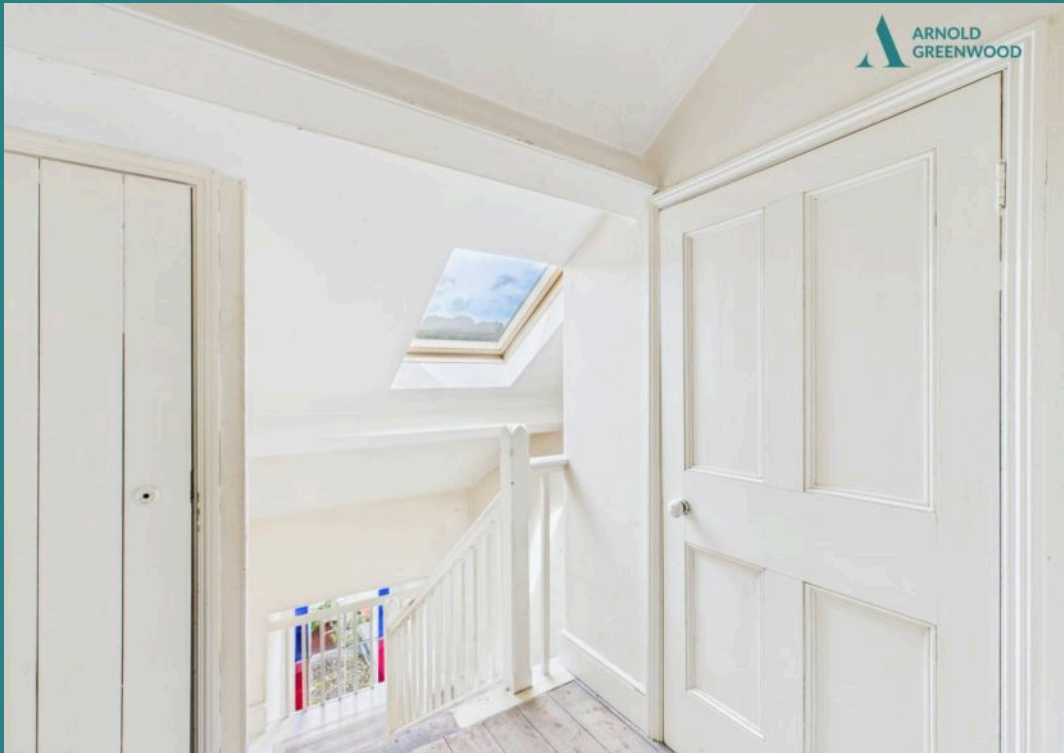
10' 5" x 9' 5" (3.17m x 2.86m)

Bedroom Five

8' 5" x 9' 6" (2.57m x 2.90m)







GARDEN

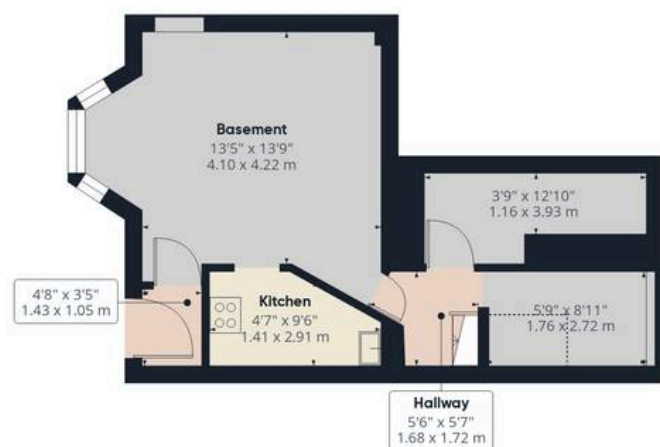
Generous garden featuring a storage shed and a paved area, offering versatile outdoor use. The property benefits from rights of access to the rear, where neighbouring properties have developed private home offices and garages, presenting further potential for additional parking or outbuildings (subject to necessary consents).

ON STREET

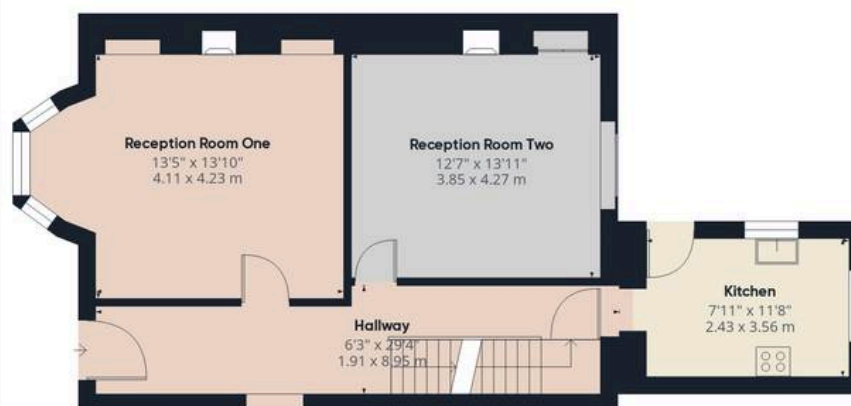
1 Parking Space

Residential street parking.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1911 ft²
177.7 m²

Reduced headroom

76 ft²
7.1 m²



Floor 2



Floor 3

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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