



Ghika Singleton Park Road, Kendal – LA9 6PD

Kendal

In Excess of £750,000

Ghika Singleton Park Road

Kendal, Cumbria

Introducing a rare find in the heart of Kendal with this exquisite 3 Bedroom Detached Bungalow. Situated in an enviable location, this property boasts elevated far reaching views across Kendal Town towards Morecambe Bay, offering a truly unparalleled vantage point.

This fantastic 0.96 acre plot welcomes you with a sweeping gated driveway, leading to the main residence. The property presents vast potential to extend, convert, or develop to create your dream living space, making it an ideal opportunity for those seeking to customise their living space. Additionally, the property includes an extensive basement and undercroft, offering even more potential for expansion.

This property offers space and light throughout, designed around the superb panoramic open views. Internally the central hallway accessed by a front porch/sunroom, flows into one of the many living spaces, the main living room features views and a cosy log burning stove, additionally you will find a formal dining room with balcony access, where you can soak up the open elevated views, and a sizable conservatory located to the rear offers versatile living spaces suitable for families wanting separation.

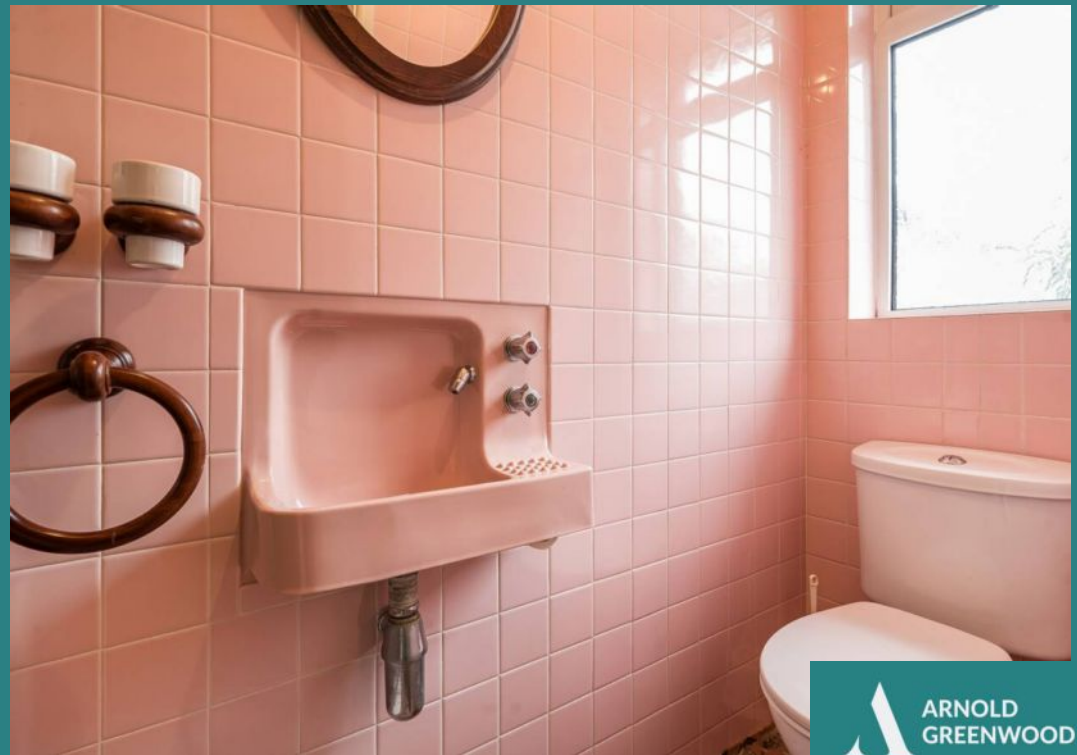
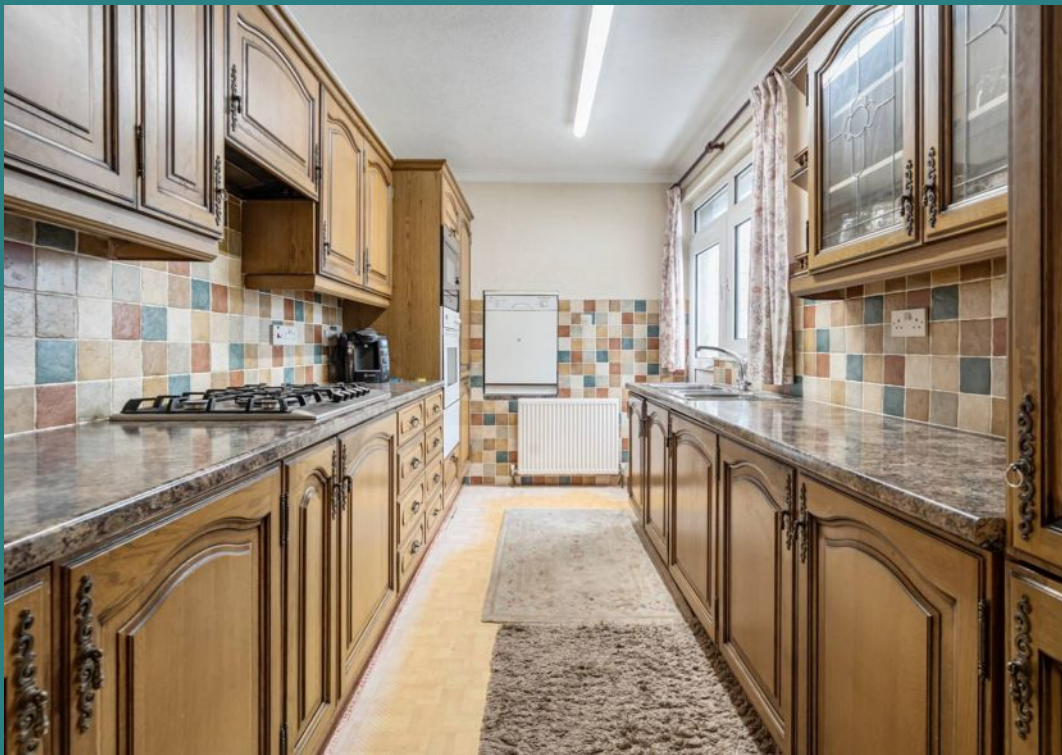


A total of three generously spaced bedrooms are featured, with the potential to create a fourth bedroom if desired. The kitchen currently opens into a rear porch with outside access, providing great potential for its new owners to create an open plan kitchen diner. The property boasts a family bathroom, two ensuites, an additional W.C and a double garage. Conveniently situated to the West of Kendal town centre, set high overlooking the entire town centre heading towards Sedbergh on the A684. Within 5 minutes drive of the mainline train station at Oxenholme, within 20 minutes walk into Kendal town centre, whilst providing accessible road links to the M6 Motorway at junction 37 within 10 minutes drive.

Don't miss the opportunity to call this exceptional property your own and schedule a viewing today.

EPC Energy Efficiency: E









Sun Room / Entrance Porch

14' 5" x 7' 5" (4.39m x 2.26m)

W.C

6' 5" x 5' 1" (1.96m x 1.55m)

Living Room

20' 5" x 17' 11" (6.22m x 5.46m)

Dining Room

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

Double Garage

21' 7" x 18' 6" (6.58m x 5.64m)

Kitchen

13' 9" x 7' 5" (4.19m x 2.26m)

Bathroom

8' 5" x 6' 11" (2.57m x 2.11m)

Bedroom Three

15' 1" x 9' 11" (4.60m x 3.02m)

Bedroom Two

15' 1" x 14' 11" (4.60m x 4.55m)

En-Suite

6' 1" x 4' 11" (1.85m x 1.50m)

Bedroom One

13' 1" x 11' 9" (3.99m x 3.58m)

En-Suite

8' 5" x 2' 11" (2.57m x 0.89m)

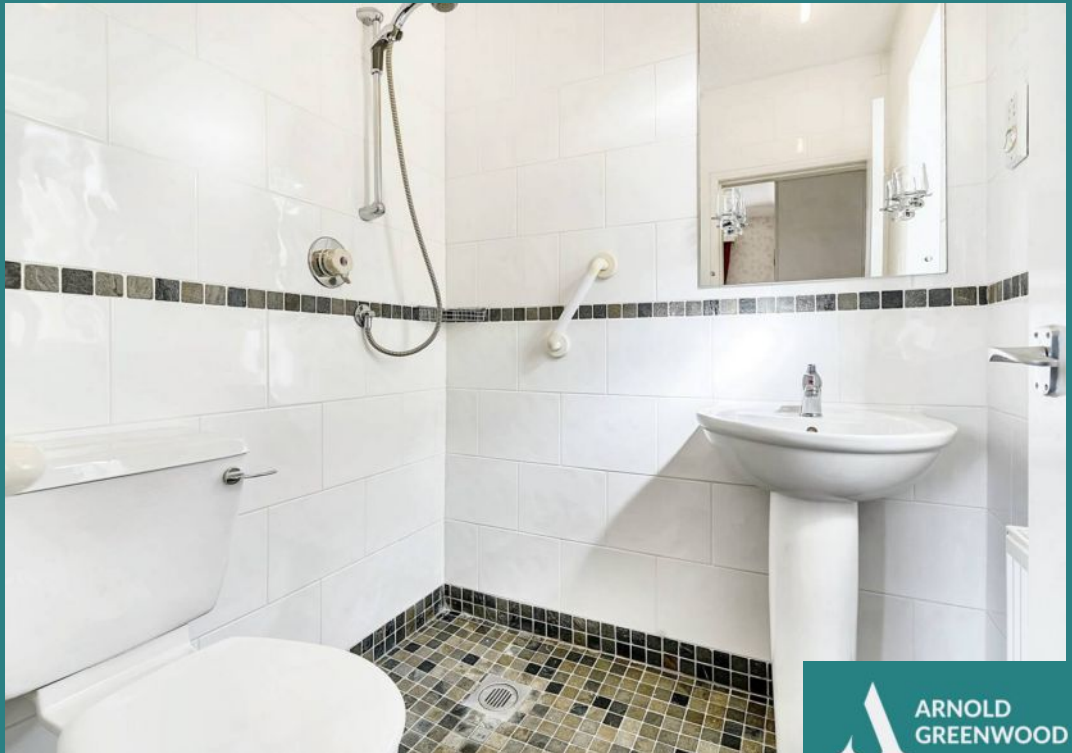
Undercroft

31' 7" x 10' 7" (9.63m x 3.23m)

Entrance to the undercroft

12' 6" x 6' 5" (3.81m x 1.96m)





GARDEN

0.96 of an acre, the grounds surrounding the property are beautifully landscaped, offering impressive views, boasting a range of planting, trees, and shrubs. Stone paths wind through the expansive garden, leading to an impressive rockery and pond, adding a touch of tranquillity to the outdoor space. The gated driveway ensures privacy and security for residents.

Garage

Single Garage

Driveway

6 Parking Spaces



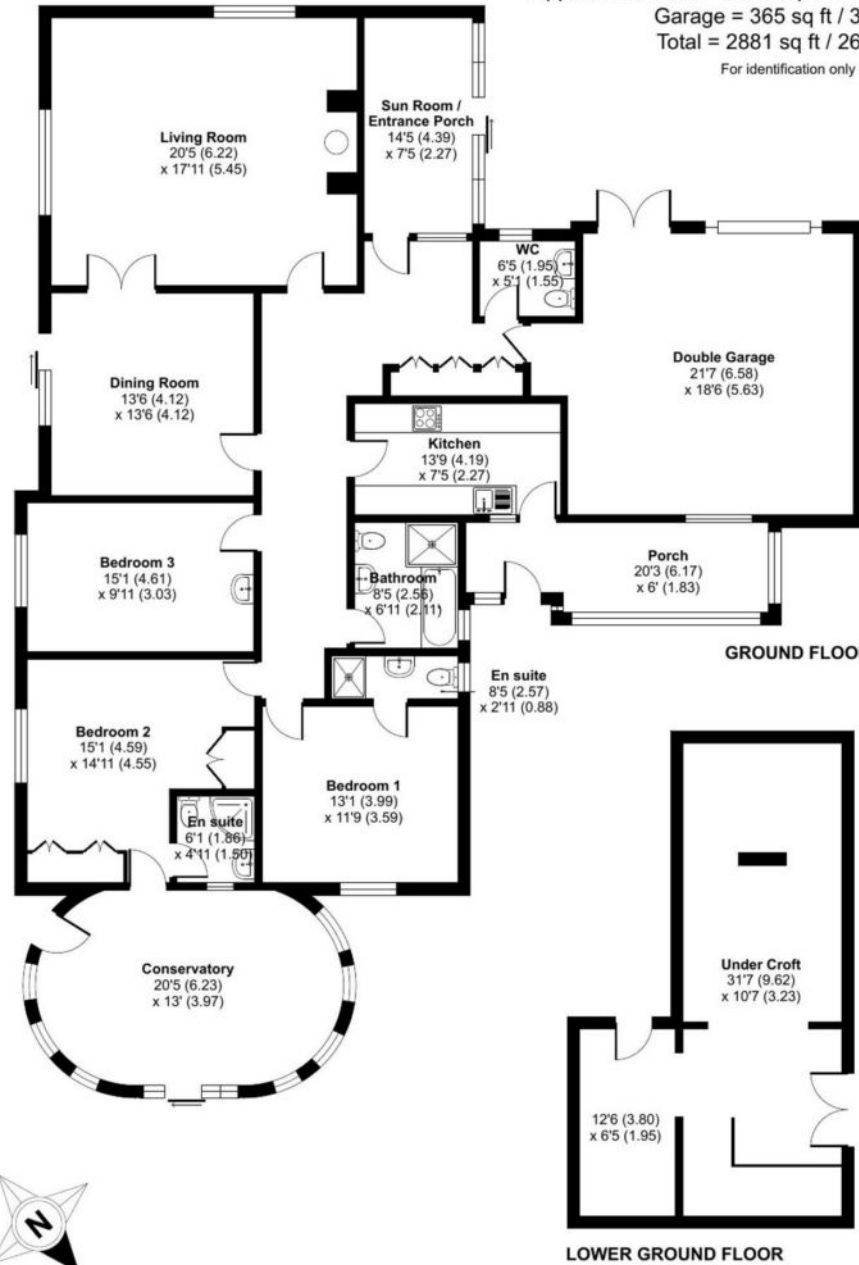
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Approximate Area = 2516 sq ft / 233.7 sq m

Garage = 365 sq ft / 33.9 sq m

Total = 2881 sq ft / 267.6 sq m

For identification only - Not to scale





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