



Thorny Hills

Kendal, LA9 7AL

Guide Price £595,000



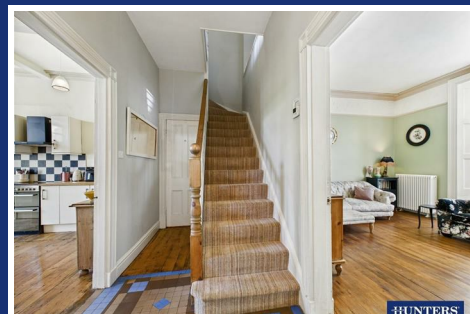
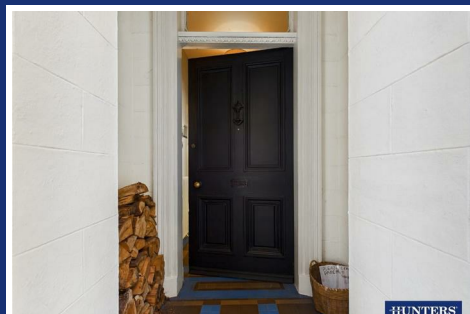
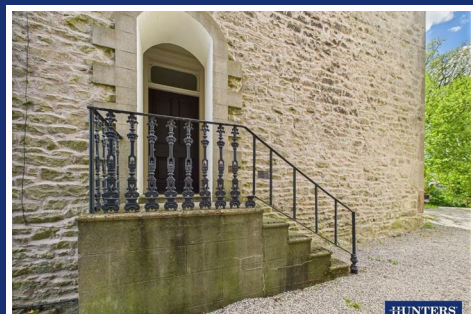
- Georgian Town House
- Large Living Room
- Wonderful Period Features Throughout
- Garage

- Four Bedrooms
- Kitchen and Dining Room
- Large Gardens
- Beautifully Presented

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A beautiful four bed Georgian Town House, built in 1823 and offering spacious accommodation full of period features, breath taking rooms with high ceilings, and with the benefit of large gardens. Located on one of Kendal's premier addresses, Thorny Hills is a private road near the River Kent and positioned centrally to the town yet with a wonderful private and secluded feel.

In brief the ground floor accommodation comprises of an entrance hall, living room with a deep bay window and beautiful panelling, a large kitchen and dining room, and a ground floor cloakroom, whilst to the second floor you will find four double bedrooms and a striking family bathroom. Additionally there are three large cellar rooms, one of which is used as the laundry. This Grade II listed home has been decorated and furnished in keeping with the Georgian period, with heritage colours, exposed timber floors and shuttered windows.

There are many features that will delight including the solid fuel burner in the living room with an ornate marble style mantle surround, the wonderful veranda to the rear overlooking the enclosed garden, and a stunning stain glass window that adorns the bathroom. Add in the column radiators that stand in each room and the large sash windows and you have the perfect period home in the heart of Kendal.

Kendal is a vibrant town, packed with cafes, bars and restaurants and there are many independent shops as well know high street retailers and supermarkets. Connectivity to the main West Coast rail line is easy at nearby Oxenholme and the M6 is just a few miles away. A 9 mile drive sees you arrive n Windermere and the heart of the Lake District National Park.

Entrance Hall

You climb five stone steps with a black ornate handrail and approach the front door through a covered porch leading to the front floor. The hall has period floor tiles and access to the ground floor rooms and stairs rising to the first floor.

Living Room

A striking room with high ceilings and deep covings and with an impressive bay window with panelling to the sides and ceiling and from which sunlight floods in. There is an ornate marble fireplace with a wood burner set on a black hearth and exposed floorboards.

Kitchen Dining Room

A large room where the kitchen and dining area are separated by a central kitchen island which offers a more casual place to dine. The white kitchen cabinets are fitted at wall and base level with contrasting work surfaces running over and there is a free-standing electric range with an extractor hood over, an inset sink and drainer, and space for a tall fridge freezer.

To the dining end you will find a an open fireplace with attractive marble mantle, and plenty of space for a family sized dining table and chairs. Light floods in from the floor to ceiling glazed doors to the left of the room and from the main timber lazed door leading to the veranda.

Cloakroom

A ground floor WC located off the entrance hall and with a WC and wash-hand basin.

First Floor Landing

A spacious landing accessed from the stairs rising from the hallway.

Bedroom One

A large double room with a window looking out to the rear garden.

Bedroom Two

This double room looks out to the side of the property.

Bedroom Three

Another spacious double room with views out to the front of the property.

Bedroom Four

The smallest of the four bedrooms but still spacious and with a storage cupboard.

Bathroom

A stunning room with a magnificent stain glass window free standing bath, shower cubicle, WC and wash-hand basin.

Cellar Room One

The cellar rooms offer yet more potential living area should the new owners be seeking extra accommodation. Cellar Room One has a cobbled floor and a wooden staircase rising up to the ground floor. Containing the gas fired boiler and with access to the outside via a timber door and then stone steps up leading to the side of the house.

Cellar Room Two

A useful and dry storage room.

Laundry

With plumbing and power for a washing machine and dryer.

Outside

Veranda

Leading off the rear elevation and accessed from the external kitchen door, this is a wonderful place to sit and relax on a sunny day looking out over the enclosed garden, sat under sloping glass roof panels.

Enclosed Garden

With a lawn, mature planting and a deck area to the far end. An ideal area to watch over younger children playing or for keeping pets secure.

Rear Garden

Stepping out from the side gate in the secure garden and heading past the garages, you enter into a long wooded garden. With plenty of potential for those with green fingers, you will find a large lawn that then gives way to the woodland area with grand old trees and shrubs.

Garage

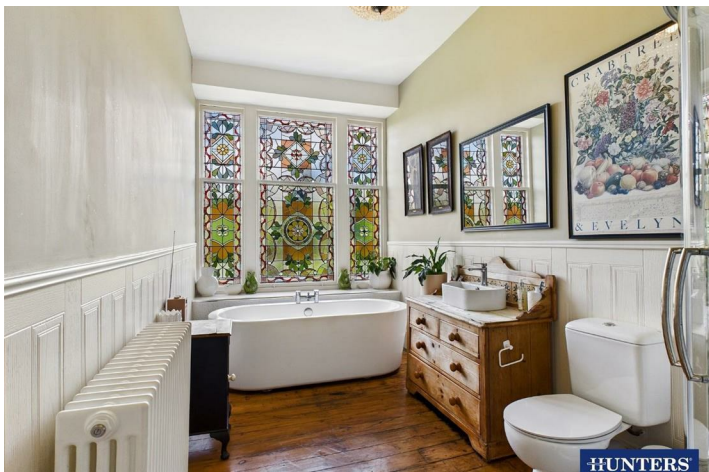
A row of four garages with wooden access doors, yours is the first on the left with the other three being owned by the neighbouring properties on the row.

Front Driveway

A gravel driveway fronts the house with space enough to park at least two vehicles easily, and with space outside on the private road for a couple more.

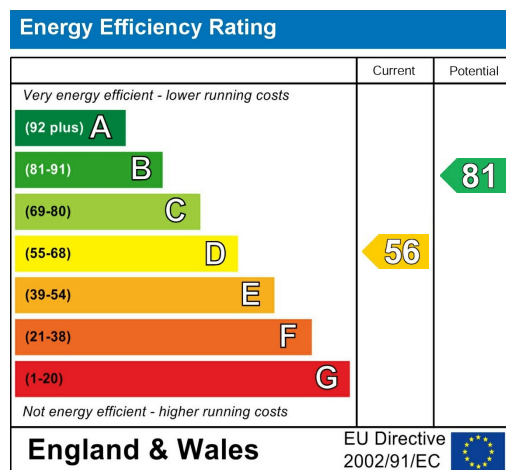
Floorplan







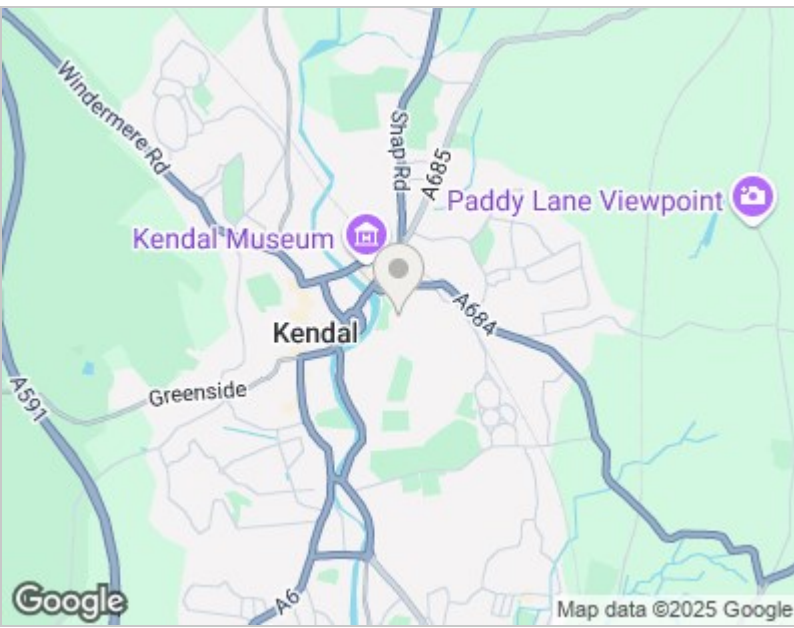
Energy Efficiency Graph



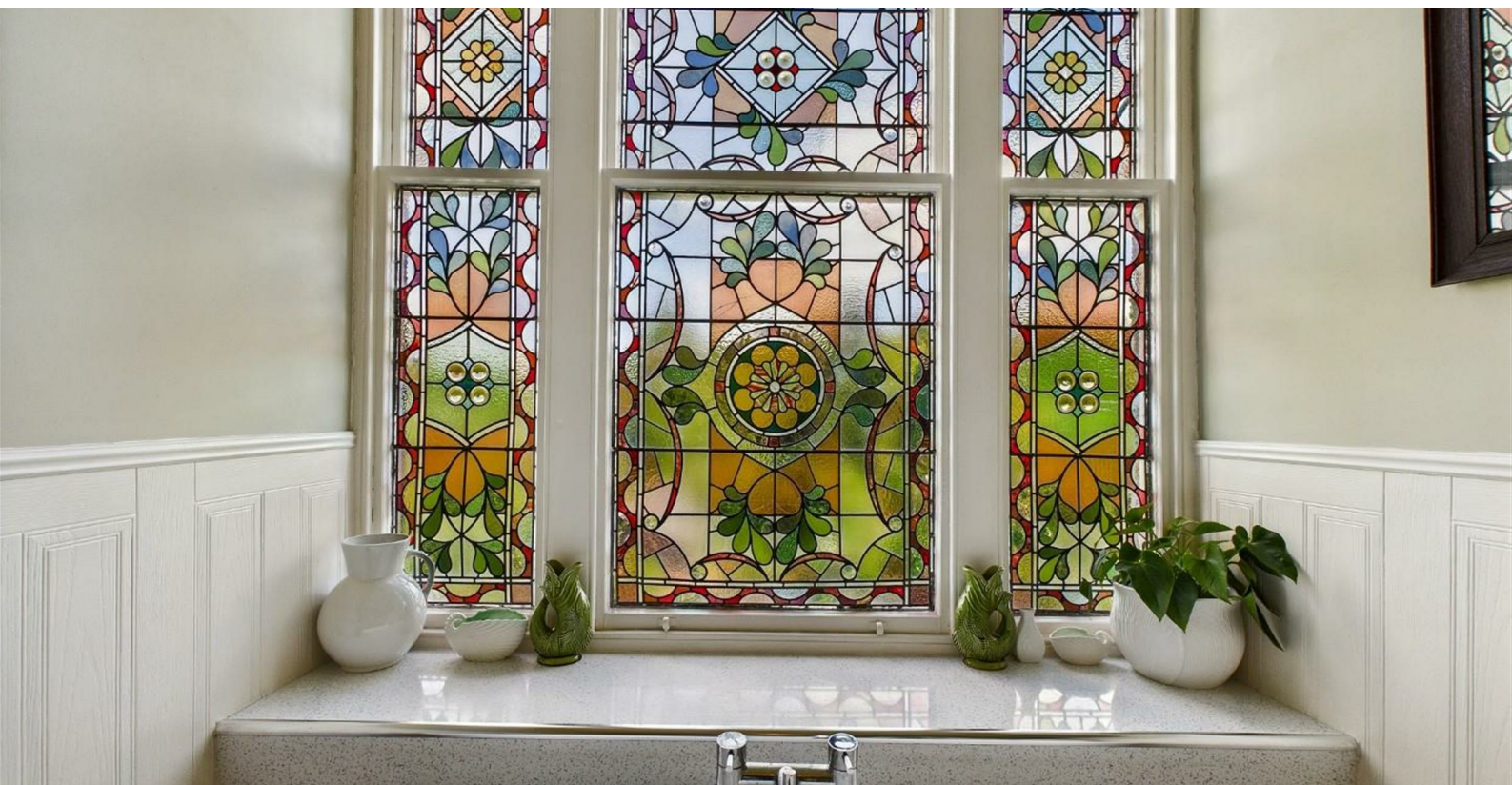
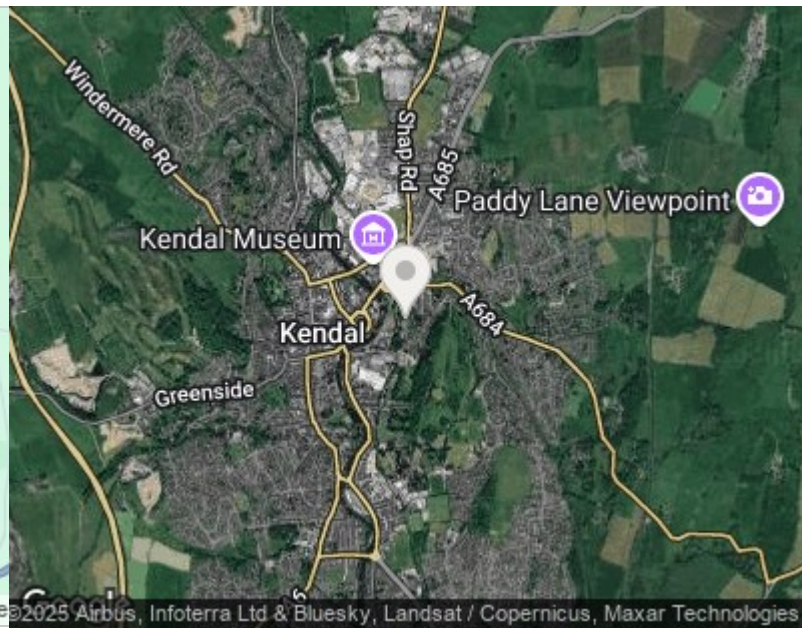
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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