



**POOLE
TOWNSEND**

Appleby Road, Kendal

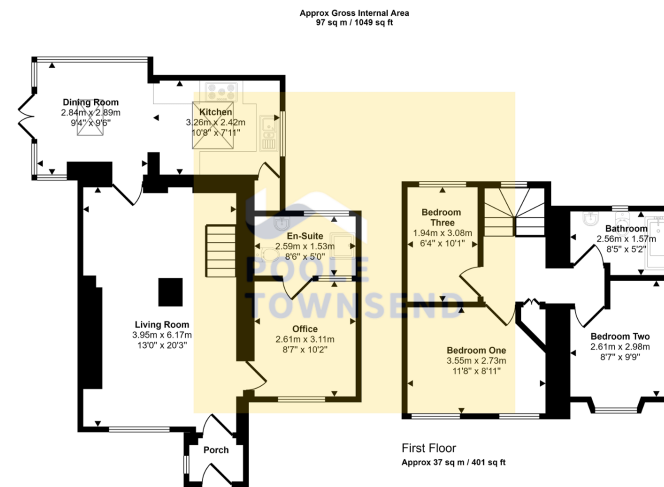
£425,000

3 2 2



- Spacious and Versatile Accommodation
- Bright, Modern Kitchen
- 3 Bedrooms
- Generous Size Lawn and Patio Garden
- Council Tax Band: D
- Cosy Lounge with Exposed Beams
- Useful Downstairs Office Space/Playroom with En-Suite
- Parking for Several Vehicles
- Efficient Double Glazed 'A' Rated uPVC Sliding Sash Windows Throughout
- Tenure: Freehold

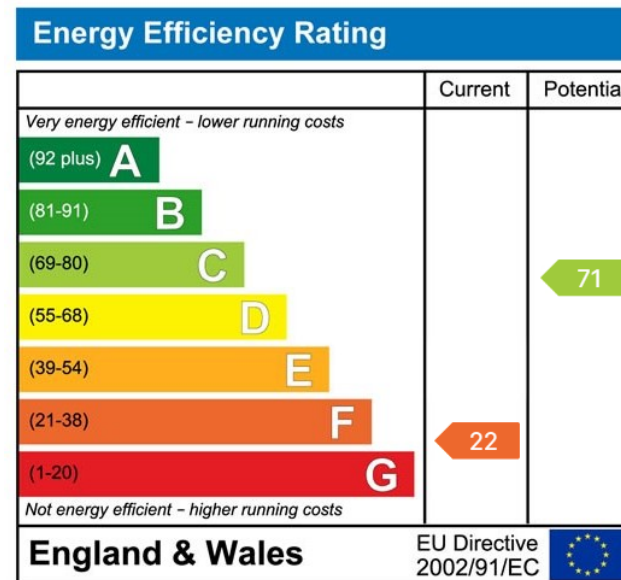




Ground Floor
Approx 60 sq m / 648 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Easy 360.

Dating back to the early 1800's, Gate house is a traditional stone built, semi-detached property, which offers deceptively spacious and versatile accommodation to suit growing and dependant family members. Enjoying far reaching, panoramic views of the Lakeland Fells and beyond, the property features a cosy lounge with exposed beams, stonework and multi-fuel stove, a bright, modern kitchen/diner with multi-fuel stove and access onto the rear garden and an office or playroom with access to an en-suite shower room. Upstairs there are two front facing double bedrooms overlooking adjoining fields, a generous size single room with views onto Lakeland fells and a modern family bathroom. Outside, there is an enclosed lawn and patio garden and off road parking for two cars. Situated in an idyllic setting, this fabulous home has the perfect balance of semi-rural living, whilst also within convenient reach of the



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