



**POOLE
TOWNSEND**

Benson Green, Kendal, LA9 4RG

£239,950

2 1 1



- Peaceful Residential Area
- Characterful Property
- Two Bedrooms
- Private Courtyard Garden
- Council Tax Band: B
- Stone-Built Cottage
- Multi-Fuel Stove
- Office Space
- Two Outbuildings
- EPC Rating: C



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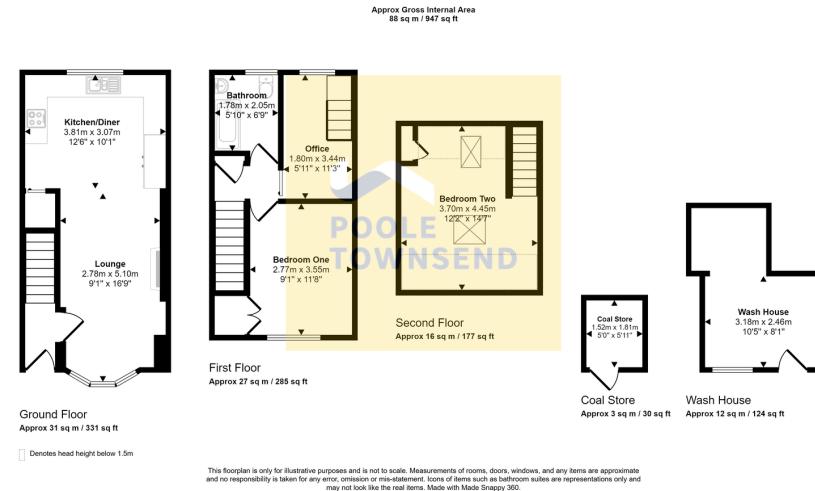
Nestled in a peaceful residential area, overlooking the River Kent and a bowling green, this beautifully renovated stone-built cottage offers the perfect blend of character and contemporary living. Sympathetically developed and finished to a high standard, the property retains its original charm, with tasteful modern touches throughout. The bright, welcoming lounge features a multi-fuel stove, and flows seamlessly into the stylish kitchen/diner, fitted with integrated appliances and convenient storage beneath the stairs. Up on the first floor there is a spacious double bedroom with a fitted wardrobe, a contemporary bathroom and a versatile home office, with stairs leading up to a generous loft bedroom. Outside, the property benefits from a private courtyard garden and a flagged patio, perfect for al fresco dining or relaxing in the sunshine. Two outbuildings provide useful storage.

Visit us at

www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00
 Saturday 9.00 – 1.00



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Barrow 01229 811811
 Ulverston 01229 588111
 Grange 015395 33316
 Kendal 01539 734455
 Milnthorpe 015395 62044