



Entry Lane

Kendal, LA9 4NQ

Guide Price £350,000



- Detached Three Bed Home
- Loft Style Open Plan Living
- Three double Bedrooms in Total
- Wonderful Spacious Living Space
- Low Maintenance Garden Space

- Central Kendal Town Location
- Ground Floor Bedroom Allows for Lateral Living
- Two Bathrooms
- Eligible for Two Parking Permits
- Council Tax Band D

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Loft style living in the centre of Kendal, this three-bedroom property offers a large amount of living space tucked away in a discrete building that that you would hardly know was there. The original building dates back to the 19th century, originally built for the production of Kendal Mint Cake, it was extended and used as an architects design studio before conversion to residential dwelling in 2001.

At the ground level you find a cavernous open plan living space with a high ceiling, sleek white plastered walls and exposed timber flooring, and this accommodates a lounge, dining, and kitchen space. There is a bedroom on the same level as well as a bathroom, lending the property to those in need of lateral living. Descending to the lower level via a spiral staircase, you find two further double bedrooms, a second bathroom, and a laundry. The house is double glazed and has gas central heating.

Outside there are low maintenance grounds offering a space to place pots and create planting and seating areas. For on street parking, the owners are entitled to two permits.

Kendal is a vibrant and characterful town, with an excellent selection of independent shops, well-known high street names, cafés, restaurants and everyday services all close at hand. There are plenty of leisure facilities, with Kendal Leisure Centre providing a gym, swimming pool, sports hall and theatre venue, while the town is also renowned for its cultural scene, green spaces and easy access to countryside walks. For families, the area is well served by respected schooling, with primary options including Ghyllside Primary School and Castle Park School, alongside secondary education at The Queen Katherine School. The location is especially appealing for buyers looking to explore the National Park, with Windermere just 9 miles away. Great connections to M6 and the West Coast rail line running from Glasgow to London.

What3Words: radar.drop.overnight

Entrance Hall

You enter through a part glazed timber framed door and into the hallway. There is a useful storage cupboard for hanging coats and kicking off shoes, as well as storing away other household items. From here you have access to bedroom one, the ground floor bathroom and the open plan living area.

Open Plan Living Accommodation

This is loft style living, with a large undivided room containing the lounge, dining and kitchen areas. Long sleek white plastered walls are punctuated with a run of anthracite painted windows allowing natural light in, and the room is pulled together with stripped pine floorboards. An extra touch of quality is added by columnar radiators and mix of ceiling pendant, spot, and wall lighting. You find the lounge space at the far end of the room, with a Juliet balcony and side window allowing in yet more daylight. There is a raised plinth for a television shelf and plenty of flexible space to house the largest of sofas and chairs.

Moving to the kitchen area you find a range of fitted cabinets at wall and base level with a contrasting work surface running over. There is a ceramic hob with overhead extractor and electric oven and grill. A one-and-half bowl sink and drainer is set into the work top and there is undercounter space for a fridge and a freezer. Opposite the kitchen is space for a dining area, capable of housing a family sized dining table and chairs.

The living space is both highly flexible and highly social and can be easily configured to the new owners' tastes.

Bedroom One

This ground floor bedroom is perfect for those buyers looking for lateral living. Accessed from the entrance hall and having a private door through to the bathroom, it is a good sized double with windows to two elevations.

Ensuite/Ground Floor Bathroom

The bathroom is ensuite to bedroom one with a private door, and also accessible from the entrance hall. There is a walk-in shower cubicle, low level WC and wash hand basin set on top of a floor standing vanity unit. The elevations are covered with light

grey tiles and there is a tall heated chrome ladder rail and extraction fan.

Lower Level

Accessed via a metal spiral staircase that descends from the living space. Off the landing you have access to all the lower accommodation including a useful store room. Once again, a timber pine floor runs throughout the whole level.

Bedroom Two

A second double bedroom with a window to the side elevation for natural light.

Bedroom Three

This is a lovely room, with light pouring in from the windows to the side and from the double doors leading out to the private rear garden space. Plenty of room in here for a double bed and extensive run of wardrobes that will be included in the sale.

Bathroom

The lower level bathroom is tiled to the half elevations and comprises of a bath, pedestal wash-hand basin, and a low level WC. There is a radiator for drying towels.

Laundry

With the open plan living arrangements upstairs, a separate laundry room is a must. There is space and plumbing in here for a washing machine, with a shelf over. The gas fired boiler is also located in this room.

Store

Great place to store away both household and bulkier items. The room has a light.

Garden Space

The house has secure perimeter with fences and walls and is low maintenance with gravel laid seating areas and pathways. Outside the entrance is a seating area to take in the morning sun, and then descending down some steps you come to a private courtyard which boundaries onto the double doors leading into bedroom three. The tall sloped roof of a neighbouring property adds to the sheltered feel of this space, and it's opaque windows maintains your privacy.

Parking

Parking is on-street and the owners are entitled to two permits.

Floorplan



Floor -1

Approximate total area⁽¹⁾
 1344 ft²
 124.8 m²

Reduced headroom
 9 ft²
 0.9 m²



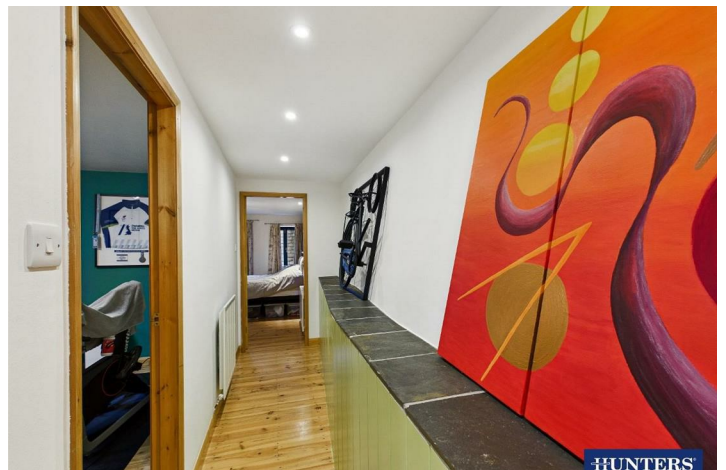
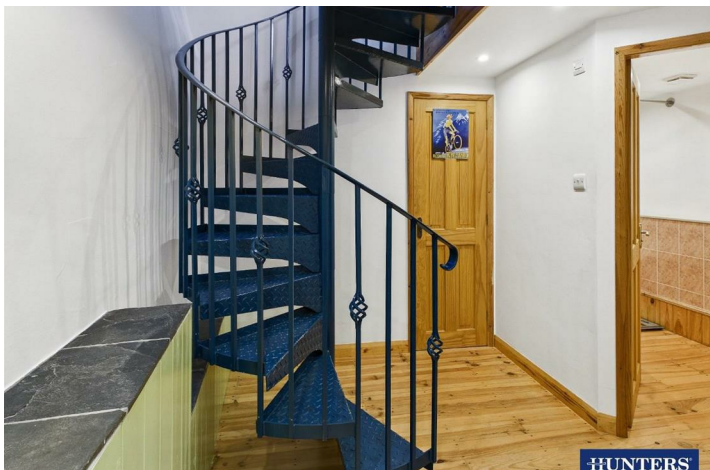
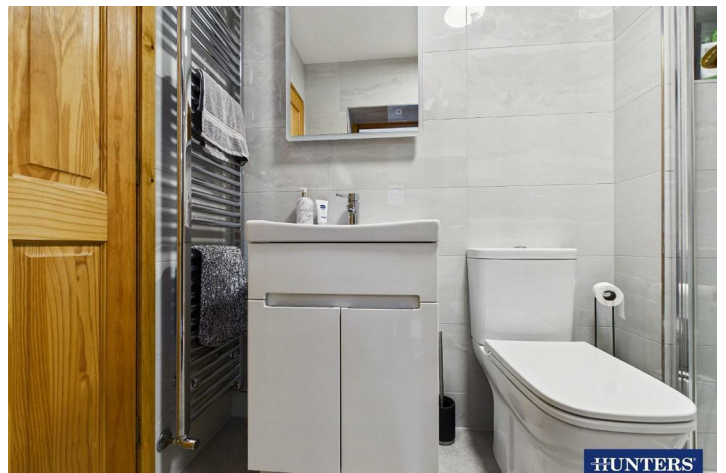
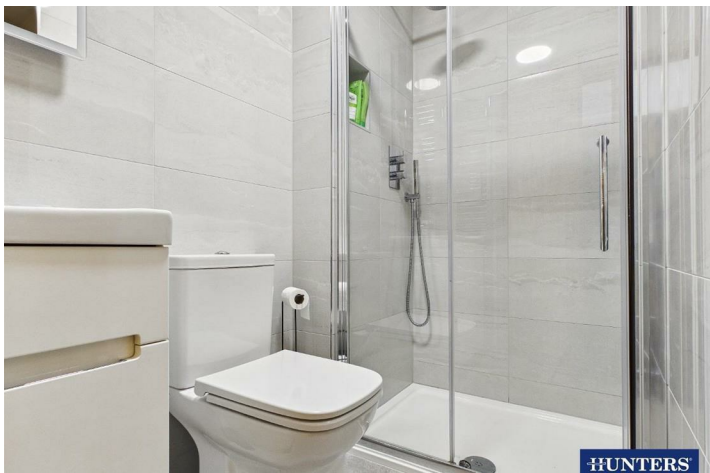
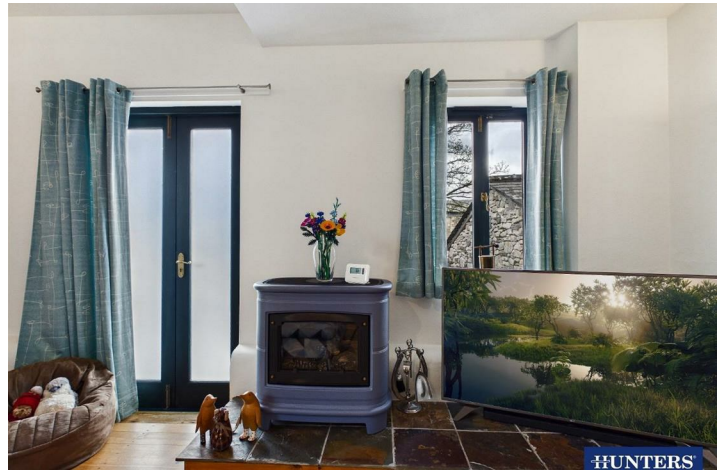
(1) Excluding balconies and terraces.

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.

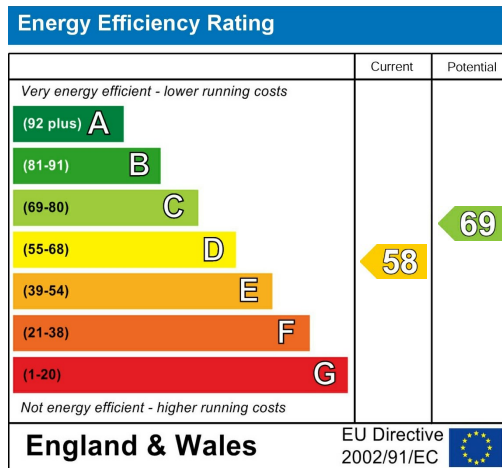
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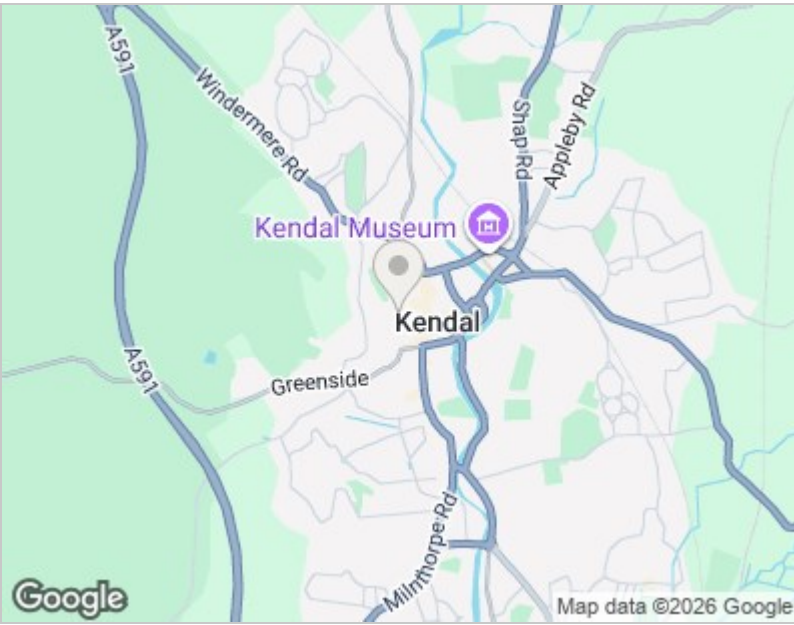
Energy Efficiency Graph



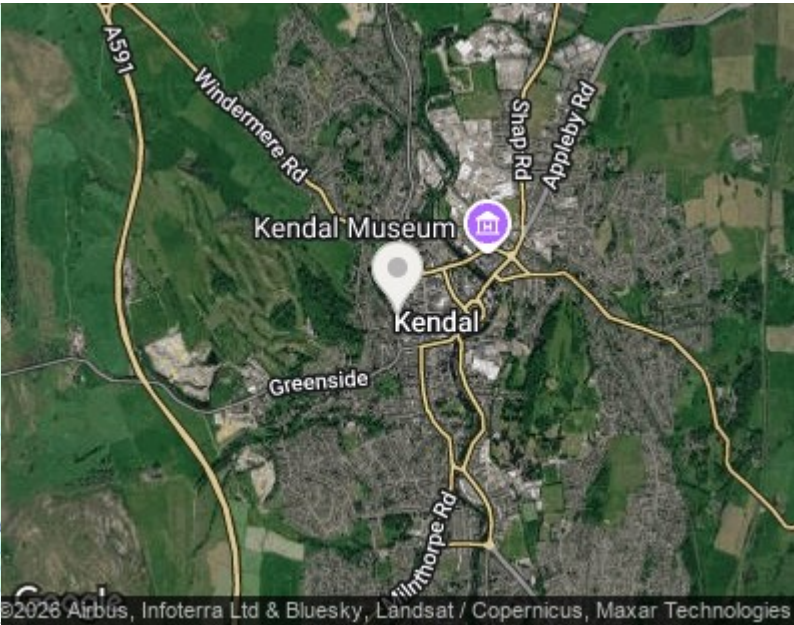
Viewing

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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
<https://www.hunters.com>

