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# School House - Endmoor





## Features

- An open plan kitchen/ diner with original feature storage cupboards and access outside
- 2 generous double bedrooms a versatile nursery/ office
- A bright and modern four piece bathroom
- Offering a driveway to accommodate two vehicles

A delightful and recently renovated semi-detached home, ideally situated in the sought-after village of Endmoor. This charming traditional stone and slate property is ready to move straight into and offers bright, well-presented accommodation throughout, beautifully blending traditional character with modern comforts. The ground floor begins with a welcoming porch leading into the hallway, which in turn opens into the living room featuring a charming woodburning stove. To the rear, the open-plan kitchen and dining area provides an excellent

space for both everyday living and entertaining, with ample room for a dining table and a wealth of storage solutions. To the first floor, there are two generous double bedrooms, along with a versatile third room which could be used as a nursery, home office, or dressing room. A modern, four-piece bathroom suite completes the internal accommodation. Externally, the property benefits from a driveway providing off-road parking for up to two vehicles. The front garden has been thoughtfully divided into two distinct areas, including a lawn and a separate patio seating

space, all enclosed by fencing and established planting to create a private and relaxing outdoor setting. Endmoor is a wonderful village conveniently located a 5 mile drive away from Kendal and 3.5 miles from the M6 motorway. The village has a vibrant community and benefits from a local shop, bakery, pub and community hall with a full schedule of activities for all ages. There is also an excellent primary school rated GOOD by Ofsted. Bus services are direct to the local Secondary schools along with both Kendal and Lancaster.



## GROUND FLOOR

Entrance porch - A welcoming, light-filled entrance offering ample space to remove coats and shoes, complete with a practical tiled floor and a vaulted ceiling.

Hallway - Flowing through into the living room and the open-plan kitchen/diner, this area also benefits from a generously sized, walk in under-stairs cupboard, complete with lighting and power for added convenience.

Living room - A bright and inviting room featuring a striking woodburning stove set on a slate hearth. Either side of the chimney breast offers attractive alcoves with built-in cupboards below and shelving space above. This is a lovely space to relax with all the family, enhanced by a large window that overlooks the front garden and fills the room with natural light.



Kitchen/ diner - A delightful open-plan space combining the kitchen and dining area. The kitchen is fitted with stylish grey shaker-style base and wall units, complemented by wooden work surfaces and a range of integrated appliances, including an oven with electric hob and extractor hood above as well as a dishwasher, with additional space for a washing machine and tall fridge freezer. A large window fills the room with natural light and offers pleasant views. The dining area provides ample space for a formal table, with a door leading directly out to the rear. Character is added by charming original built-in cupboards and storage units set into the wall.

#### FIRST FLOOR

Bedroom 1 - A generously proportioned and naturally bright double bedroom, enjoying lovely front-facing views across the surrounding countryside.

Bedroom 2 - Another well-proportioned double bedroom, featuring a window with a deep sill and enjoying pleasant rear-facing views.

Nursery/ store room - A modest yet bright room with pleasant front-facing views, offering flexibility to be used as a nursery, home office, or dressing room.

Bathroom - A stylish and modern four-piece bathroom comprising a bath, a quadrant shower with a rainfall head and separate handheld attachment, WC, and a hand basin set within a vanity unit providing useful built-in storage. The walls are tiled, complemented by a tall heated towel rail. A large window allows natural light to flood the room, creating a bright and airy feel.

#### Externally

To the side of the property, there is off-road parking for two vehicles, enclosed by traditional stone walling. A pathway leads around to the rear, providing access to the kitchen/diner, where there is also a practical area for storage and bins, neatly tucked away. The front garden is thoughtfully arranged, featuring a main lawn alongside a smaller paved patio area, all enclosed by fencing. It offers a wonderful space to relax and enjoy, with pleasant views stretching out towards the surrounding countryside.

#### Useful Information

House built - 1862.

Tenure - Freehold.

Council tax band - D (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

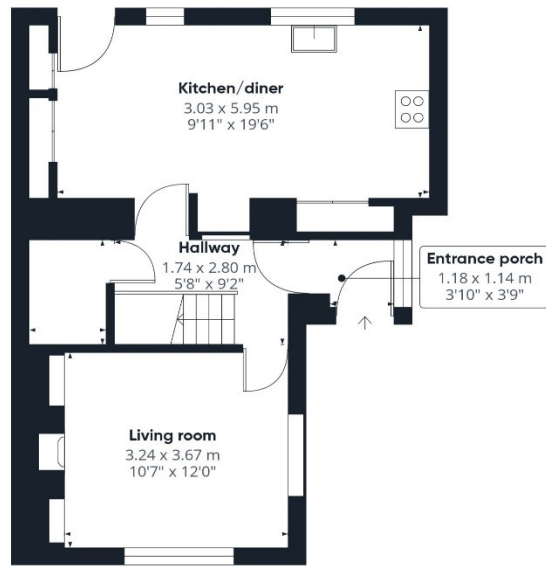
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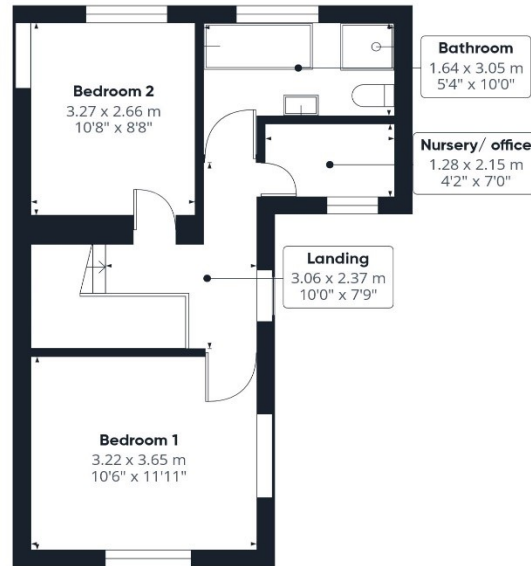
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

80.1 m<sup>2</sup>  
863 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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