HUNTERS®

HERE TO GET *you* THERE



Milnthorpe Road

Kendal, Cumbria, LA9 5QG

Guide Price £475,000

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Council Tax: A





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OWNERS RESIDENCE

Well presented accommodation with tasteful contemporary decoration, a recently installed kitchen in a large room with dining and leisure spaces, a living room, a luxury family bathroom, and with three bedrooms including a master at the basement level with ensuite facilities.

Kitchen/Diner & Family Room

At the heart of the accommodation is the open plan kitchen, diner and leisure room, a lovely social space in a large room full of natural light. The kitchen comprises of a range of fitted units at wall and base level and with quality Dekton work surfaces over, and integral appliances include an electric oven, ceramic hob with overhead extractor, a fridge, dishwasher and inset stainless steel sink and drainer. Moving onto the dining area, there is plenty of space for a family sized dining table and chairs. At the far end of the room you will find space for a sofa and chairs with the central feature being the large solid fuel burner that sits in a recess in the chimney. An internal door then leads into the lounge.

Lounge

A quiet room away from the buzz of the adjoining living space, great for use as TV room, games room, or just a peaceful place in which to relax.

Master Bedroom & Ensuite

The master bedroom is to be found at basement level, and this large double room has natural light shining through from a side window. With built-in storage and shelving. There are ensuite facilities with a Japanese WC and wash-hand basin.

First Floor Landing

Accessed from the stairs rising from the Kitchen.

Bedroom Two

Climbing the stairs rising from the kitchen/diner area, you come to a landing which provides access to two bedrooms and a family bathroom. Bedroom two is a larger single room, though capable for use a small double.

Bedroom Three

With built-in bunk beds.

Family Bathroom

A beautiful shower room with a touch of luxury, with marble tiled elevations and a tiled floor, the suite comprises of a black framed shower cubicle with thermostatic shower valve, a counter-top wash-hand basin, and a WC.

Large Store Building

Of garage proportions but lacking a vehicular access door, this is a great space for storing away outdoor items.

GUEST HOUSE

Comprising of five rentable rooms, two with ensuites, three with a shared bathroom, guest lounge and a service room. Access to the building is via a secure electric keypad and it is the same for the internal bedrooms easing guest check in and access. The accommodation is spread over three floors and they all have fridges, tea and coffee making facilities and televisions.

Guest House Entrance

Giving access to the guest lounge, an ensuite guest room, and the stairs leading to the first floor.

Guest Lounge

A large room with a deep bay to the front elevation.

Guest Room One & Ensuite
A double room with ensuite shower , WC and wash-hand-basin.

First Floor Landing
The landing splits, with access to the owners residence possible via a lockable door to the rear, whilst turning to the front you find the largest of the guest rooms and a service room.

Guest Room Two & Ensuite
A large double or family room, having a wonderful deep bay window to the front elevation. The ensuite has a shower, wash-hand basin and WC.

Service Room
A great place to store away laundry and the day-to-day items required to run a guest house. In an unusual twist, it even has a climbing wall! The room could be set to work by creating a sixth lettable room.

Second Floor
Providing access to three guest rooms and a shared bathroom.

Guest Room Three, Four & Five
Located on the second floor you will find one twin room and two singles, each having in room wash-hand basins and sharing a bathroom.

Shared Bathroom
With a shower cubicle, wash-hand basin and WC.

Outside
To the front of the house is a low maintenance forecourt garden, with attractive mature shrubs and a place to sit.

Car Park
To the rear is a carpark capable of parking multiple vehicles, and should you chose to convert the house back to residential, there is plenty of space to create a private garden.

Outbuilding
Adjacent to the owners accommodation is a brick built store housing a laundry room and store housing a tall freezer.

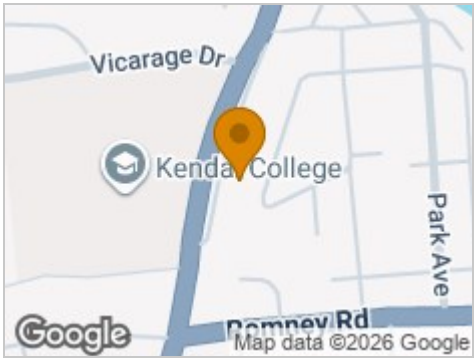








Road Map



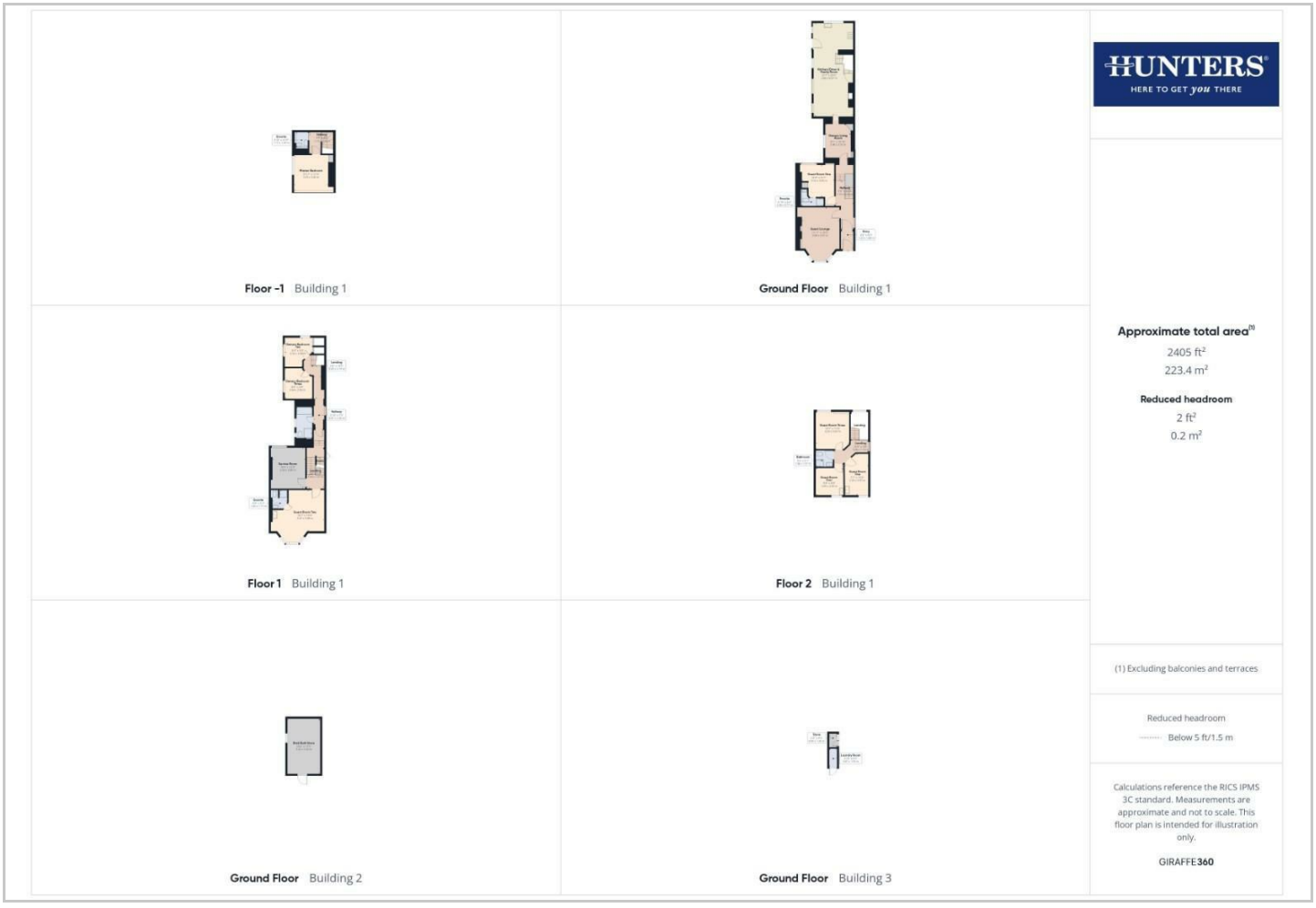
Hybrid Map



Terrain Map



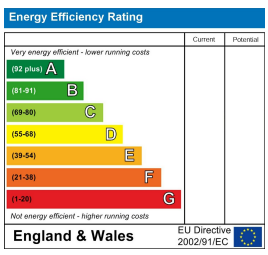
Floor Plan

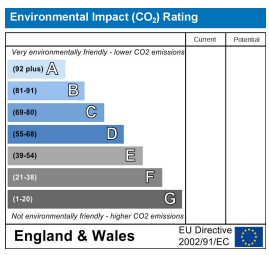


Viewing

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

Energy Efficiency Graph





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.
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