



Birds Park Cottage Sedbergh Road, Kendal
£585,000



Birds Park Cottage, Sedbergh Road

Kendal

Occupying a delightful rural setting just a short distance from Kendal, Birds Park is a beautifully presented detached bungalow enjoying attractive gardens, a secluded position and a plot extending to approximately one third of an acre. Well maintained and improved by the current owners, the property offers spacious accommodation ready to move into and enjoy, whilst benefiting from a wonderful balance of privacy and convenience.

The accommodation is arranged across a single level and offers a welcoming and homely feel throughout. A spacious sitting room featuring a fireplace provides an inviting environment for everyday living, while the open plan dining kitchen offers ample room for cooking, dining and entertaining. A bright garden room provides valuable additional reception space and enjoys attractive views over the surrounding gardens.

The bungalow offers three double bedrooms, including a principal bedroom benefitting from en suite facilities. A family bathroom serves the remaining accommodation, while the layout provides comfortable and well balanced living space throughout.

Externally, the gardens extend around the property and create a particularly attractive setting. A stream runs through the grounds, adding to the character and appeal of the outdoor space. A gate from the garden provides direct access to nearby public footpaths, making the property particularly appealing for those who enjoy walking and the surrounding countryside. A garage and driveway parking add further practicality.

- Beautifully presented detached bungalow
- Three double bedrooms including a principal bedroom with en suite facilities
- Open plan dining kitchen
- Spacious sitting room featuring a log burner
- Bright sun room providing additional reception space
- Family bathroom serving the remaining accommodation
- Attractive gardens extending to approximately one third of an acre
- Stream running through the grounds
- Direct access to nearby public footpaths and countryside walks
- Garage and driveway parking
- Secluded setting within easy reach of Kendal

WHAT3WORDS://rope.losses.exit

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G





SUNROOM

10' 11" x 8' 6" (3.34m x 2.60m)

LIVING ROOM

18' 8" x 12' 10" (5.69m x 3.91m)

DINING ROOM

14' 2" x 9' 11" (4.32m x 3.03m)

KITCHEN

10' 2" x 9' 2" (3.10m x 2.79m)

BOOT ROOM

4' 9" x 2' 9" (1.46m x 0.83m)

HALLWAY

13' 0" x 4' 3" (3.96m x 1.30m)

BEDROOM

9' 8" x 9' 3" (2.95m x 2.83m)

EN SUITE

4' 8" x 4' 0" (1.42m x 1.22m)

BEDROOM

13' 11" x 9' 9" (4.24m x 2.96m)

BEDROOM

11' 11" x 10' 8" (3.64m x 3.25m)

BATHROOM

6' 5" x 5' 9" (1.95m x 1.74m)

HALLWAY

11' 9" x 2' 7" (3.57m x 0.79m)

GARAGE

15' 10" x 10' 2" (4.82m x 3.10m)



SERVICES

Mains electric, oil central heating, mains water, non mains drains

EPC RATING E

COUNCIL TAX BAND currently Band E

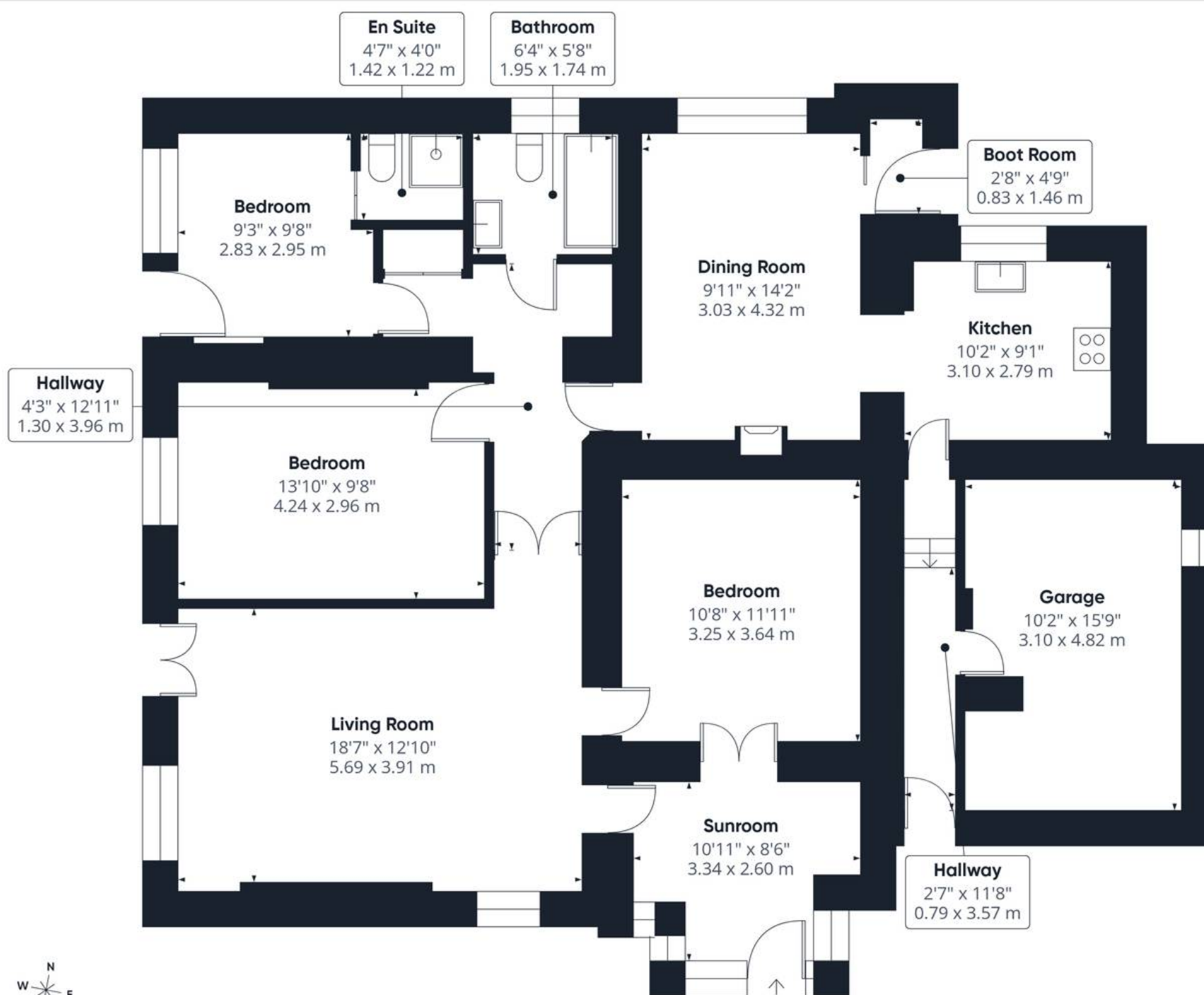
TENURE: FREEHOLD

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Approximate total area⁽¹⁾

1281 ft²

119.1 m²

(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.

GIRAFFE360





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