



5 Airethwaite, Kendal  
Asking Price £570,000

Your Local Estate Agents  
Thomson Hayton Winkley



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A substantial period property with far reaching views occupying an elevated position in a desirable residential area within Kendal. Having five bedrooms, two reception rooms, breakfast kitchen, bathroom, two en suites, shower room, utility room, W.C. cellar, gardens, store and parking.







## 5 AIRETHWAITE

An attractive mid terrace period property situated in a sought after residential area in Kendal occupying an elevated position with spectacular views across the town towards Kendal Castle and Benson Knott from the front aspect and the Heights from the rear. The desirable location of Airethwaite lies in close proximity Kendal Green, an area of beautiful greenery and woodland, and is convenient for the many amenities available both in and around the market town, offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

The well proportioned accommodation, which extends over four floors and retains many period features including a Victorian fireplace, deep skirting boards, cornice and picture rails, briefly comprises entrance hall, sitting room, dining room, breakfast kitchen, utility room, sower room and cloakroom on the ground floor. There are three bedrooms, with one having a modern en suite shower room, and a four piece family bathroom on the first floor. The second floor offers a further two bedrooms, with one having a modern en suite shower room, and a generous store. There is further storage space together with a generous versatile studio/study/cinema room in the basement.

Outside offers a patio, gardens, two stores and off road parking on the private lane.

5 Airethwaite is offered for sale with no upper chain.

### GROUND FLOOR

#### ENTRANCE HALL

21' 1" max x 7' 1" max (6.44m x 2.16m)

Feature painted and glazed entrance door, radiator, cornice and corbels, wall light, fitted shelving to feature alcove, fitted coat hooks, access to cellar.

#### SITTING ROOM

17' 9" max x 13' 10" max (5.43m x 4.23m)

Single glazed Bay window, traditional cast iron style radiator, living flame gas fire to polished cast iron fireplace with stone surround and slate hearth, built in shelving to alcoves, cornice, ceiling rose, picture rail, wood flooring.

#### DINING ROOM

15' 7" max x 14' 1" max (4.75m x 4.31m)

Single glazed window, radiator, living flame gas fire to Victorian cast iron and tiled fireplace with slate hearth, built in shelving to alcove, cornice, ceiling rose, picture rail.

#### INNER HALL

11' 6" max x 6' 8" max (3.53m x 2.05m)

Single glazed door to patio, double glazed Velux window, wall light, built in store, built in fully tiled shower enclosure with thermostatic shower fitment, venting and lighting.

#### BREAKFAST KITCHEN

19' 10" max x 10' 0" max (6.05m x 3.06m)

Two single glazed windows, double glazed Velux window, radiator, painted base and wall units, stainless steel sink, built in oven, induction hob with extractor hood over, built in microwave, integrated dishwasher, decorative AGA, built in cupboards, tiled splashbacks, tiled flooring.

#### UTILITY ROOM

9' 8" max x 6' 3" max (2.96m x 1.91m)

Single glazed door to garden, single glazed window, stainless steel sink, fitted worktop, shelving and coat hooks, washing machine, freezer, tiled splashbacks, tiled flooring.

#### CLOAKROOM

4' 4" x 2' 9" (1.33m x 0.86m)

Single glazed window, W.C., tiled flooring.





## FIRST FLOOR

### LANDING

8' 9" x 5' 10" (2.67m x 1.80m)

Natural light from ground floor and second floor.

### BEDROOM

14' 0" max x 11' 1" max (4.27m x 3.38m)

Single glazed window, traditional cast iron style radiator, built in wardrobes, picture rail.

### EN SUITE

6' 3" max x 5' 8" max (1.92m x 1.75m)

Borrowed light feature glass blocks, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, partial tiling to walls.

### BEDROOM

13' 9" max x 10' 2" max (4.20m x 3.10m)

Single glazed window, radiator, built in cupboards.

### BEDROOM

8' 6" x 8' 2" (2.61m x 2.49m)

Single glazed window, radiator, fitted shelving.

## BATHROOM

10' 8" max x 9' 4" max (3.26m x 2.87m)

Two single glazed windows, heated towel radiator, four piece suite comprises W.C., wash hand basin, freestanding roll top bath and fully tiled walk in shower with thermostatic shower fitment, recessed spotlights, partial tiling to walls.

## SECOND FLOOR

### LANDING

9' 10" max x 4' 11" max (3.00m x 1.50m)

Double glazed Velux window, substantial eaves storage cupboard housing gas combination boiler.

### BEDROOM

13' 2" max x 11' 10" max (4.02m x 3.63m)

Single glazed window, double glazed Velux window, radiator, exposed beam.

### EN SUITE

9' 11" max x 6' 1" max (3.03m x 1.86m)

Single glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with electric shower fitment, extractor fan, wall lights, partial tiling to walls.

## BEDROOM

10' 2" max x 9' 6" max (3.11m x 2.92m)

Single glazed window, radiator, exposed beam, wood flooring.

## BASEMENT

### HALL WITH STORAGE

17' 4" max x 5' 6" max (5.29m x 1.69m)

Fridge freezer, recessed spotlight, flagged flooring.

### STUDIO/STUDY/CINEMA ROOM

16' 7" max x 12' 4" max (5.06m x 3.76m) Double glazed window, radiator, recessed spotlights, flagged flooring.

## OUTSIDE

There are established gardens with seating space to the front and rear, parking on the private lane and storage.

## STORE (FORMERLY GARAGE)

16' 0" max x 9' 6" max (4.90m x 2.92m)

Pedestrian door to rear access lane, pedestrian door to garden, light and power.

## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

### DIRECTIONS

From our Kendal office proceed north along the A5284 Stricklandgate continuing straight on at the traffic lights on to Windermere Road. Take the third right turn onto Green Road and continue to merge into Horncop Lane bearing left into Airethwaite where number 5 is clearly marked.

WHAT3WORDS:  
excusing.scoping.liner

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## Your Local Estate Agents Thomson Hayton Winkley



www.thwestestateagents.co.uk

Kendal Office  
112 Stricklandgate  
Kendal  
T. 01539 815700  
E.kendal@thwestestateagents.co.uk

Windermere Office  
25b Crescent Road  
Windermere  
T. 015394 47825  
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office  
Palace Buildings  
Grange-over-Sands  
T. 015395 33335  
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office  
29 Main Street  
Kirkby Lonsdale  
T. 015242 71999  
E.kirkby@thwestestateagents.co.uk

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