



KENDAL

High Gillinggrove, 23 Gillinggate, Kendal, Cumbria, LA9 4JB

A discreet and interesting four bedroom, two bathroom architect designed property, tucked away in a peaceful setting just off Gillinggate on the west side of the Market Town of Kendal that offers light and airy living space that is both flexible and imaginative.

A private garden, a paved south facing patio and a detached garage complement the house that is ideal for permanent, retirement or even holiday use. Be warned you will be enchanted by the gardens and the woodland setting - come and see you won't be disappointed.

- Architect designed house in peaceful town location
- Flexible living space with four bedrooms and two bathrooms
- Garage, parking & delightful gardens
- Energy Rating Band D

£345,000

Hackney & Leigh

Property Sales, Lettings & Conveyancing



Ref: K5567



4 Bedrooms



2 Bathrooms



1 Living Room

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Living Room

Location: Situated on the south side of the Market Town of Kendal being close to the Brewery Arts Centre and cinema, restaurants and Abbott Hall Park. The property can be found by way of Kirkland by turning left onto Gillinggate opposite the entrance to Abbott Hall Park. Proceed up the hill and the discreet entrance to the house is then found on your left hand side just after St. Abbs. Turn into the driveway and the garage and house can then be seen straight ahead, parking is to the front of the garage.

Description: The first impression of this modern detached property, does not tell you the full story. But pull up to the garage and approach the front door and you will begin to appreciate the welcome of High Gilliggrove. An architect designed detached home in a peaceful woodland setting, yet within a short walk of the town centre and all its amenities. The well planned accommodation is a laid out over four easy levels offering flexible well balanced living space with the four bedrooms and two bathrooms being complemented by the family dining kitchen and the living room. Outside you will find a south facing patio, well tended lawns and mature planted beds and borders, together with a steep woodland garden area that winds down to Blind Beck that runs through the bottom. An early appointment to view is highly recommended for this almost secret home.

Accommodation with approximate dimensions:

Entrance Level

Steps lead up to:

Open Porch a most welcoming entrance with glazed panelled door and side panel opening into:

Entrance Porch with deep cloaks cupboard with hanging rail and shelf and light. Radiator and glazed panel door and side panel to:

Hallway warm and welcoming with attractive polished wood floor and timber staircases to upper and lower levels.

Living Room 14' 5" x 14' 3 plus recess" (4.39m x 4.34m) a delightful room with two sets of full height double glazed wrap round windows overlooking the gardens and woodland and a window overlooks the rear garden. Attractive fossilised limestone hearth and open fire. TV aerial point, radiator.

Bedroom 1 11' 4" x 9' 8" (3.45m x 2.95m) with full height window to the front and window to the side. Radiator and folding door to: En-Suite Wet Room with complementary tiled walls and double glazed window. A three piece suite



Living Room

comprises; corner wash hand basin, WC and shower. Wall mounted mirrored medicine cabinet.

Ground Floor Level



Open plan living/kitchen

Splendid Living/Dining Kitchen 20' 11" x 12' 4" (6.38m x 3.76m) a light and airy room with double glazed window to the front garden, glazed panel door to the covered side entrance and double glazed full height wrap round window and double doors opening onto the patio and garden beyond.

Beamed ceiling and attractive tiled floor. Useful under stairs cupboard with shelving and light. The kitchen area is fitted with a range of wall and base units, open display shelving and complementary working surfaces. Inset double bowl stainless steel sink and drainer, four ring gas hob and built in double oven. Plumbing for dishwasher.

First Floor Level

Landing with attractive timber staircase to upper level.

Bedroom 2 12' 5" x 12' 3" (3.78m x 3.73m) a pleasant room with large Velux roof light and double glazed full height wrap round windows to the garden and woodland. Radiator.

Bathroom with Velux roof light complementary part tiled and part pine panelled walls. A four piece suite comprises; panel bath with Mira shower over, bidet and WC, inset alcove with vanity unit with tiled surround and inset wash hand basin. Wall mirror and light, radiator and heated towel rail. Cupboard with sliding mirrored doors and hanging rail.

Second Floor Level

Splendid Landing 8' 3" x 6' 3" (2.51m x 1.91m) ideal as a



Dining Kitchen

study/sitting area with radiator and window overlooking the woodland.

Box Room 8' 3" x 5' 2" (2.51m x 1.57m) with window to the front. British Gas wall mounted boiler.



Bathroom

Bedroom 3 12' 3" x 9' 10" (3.73m x 3m) overlooking the garden, radiator and window.

Bedroom 4 9' 10" x 8' 3" (3m x 2.51m) with window to the rear garden and double glazed full height panel to the front garden. Radiator.



Rear aspect

Outside:

Detached Garage with double timber doors to the front and side door to the covered walkway to the side of the house. Window, power and light. There is a parking space to the front of the garage.



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The gardens are lovingly tended with formal and informal areas offering privacy and seclusion. There is a south facing paved patio just outside the kitchen door which enjoys sun all day long, the lawns are bordered by well stocked flower beds and borders and the woodland garden with its pathways and secret sitting areas lead down to the beck and offers a haven for wild life and birds alike and of course an ideal playground for those with older children.

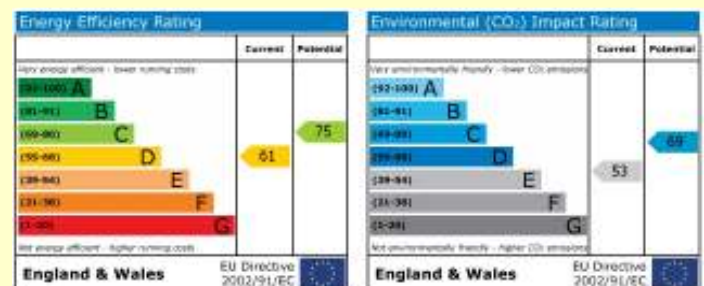
Services: mains electricity, mains gas, mains water and mains drainage.

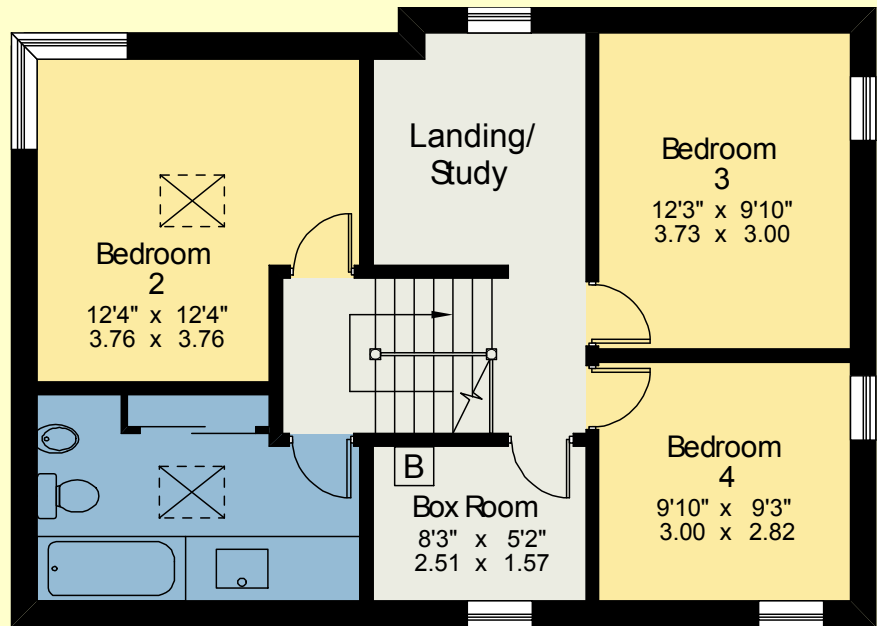
Council Tax: South Lakeland District Council - Band F

Tenure: Freehold

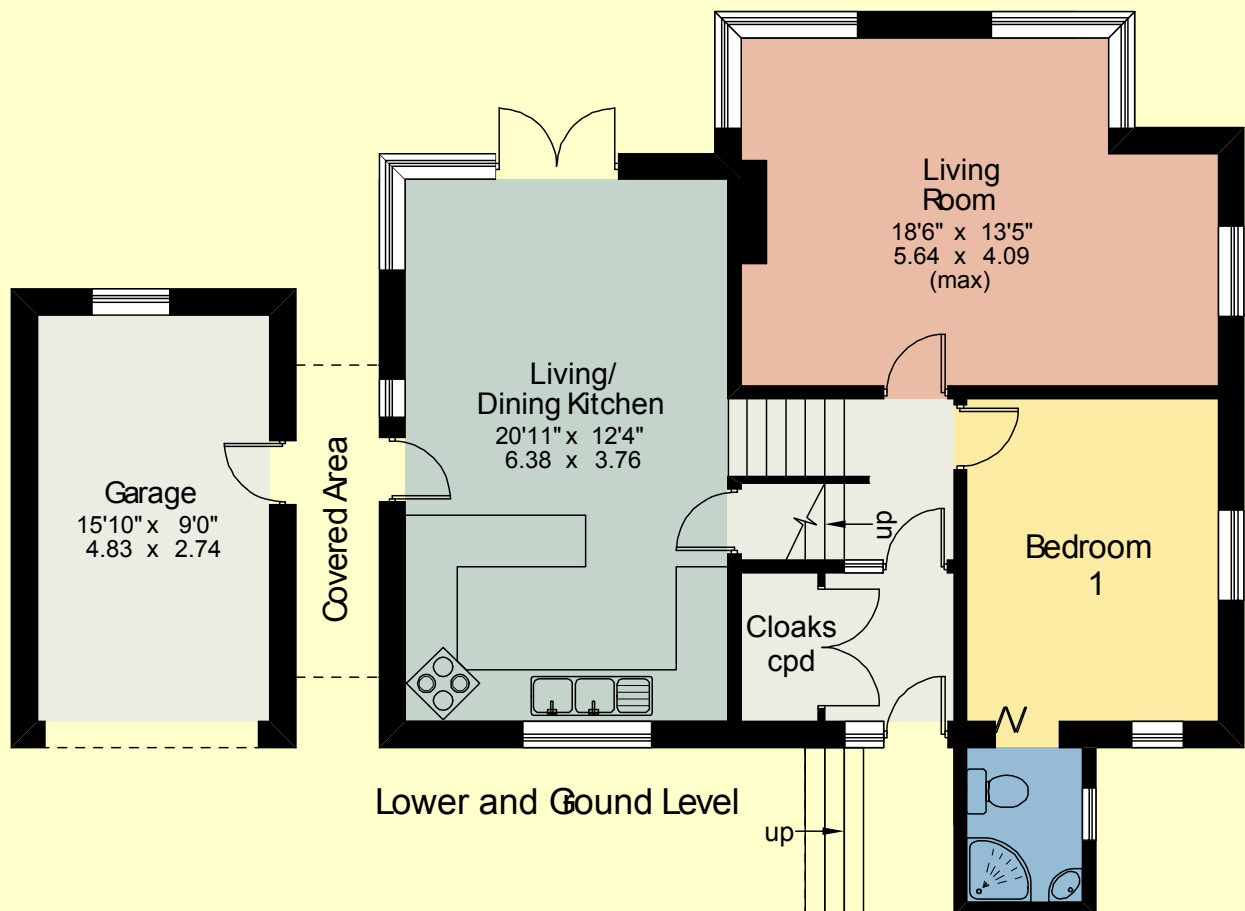
Viewing: Strictly by appointment with Hackney & Leigh - (01539) 729711

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.





First and UpperLevel



Lower and Ground Level

Approx GrossFloor Area = 1595Sq. Feet
(inc. Garage) = 148.1 Sq. Metres

For illustrative purposes only. Not to scale.

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